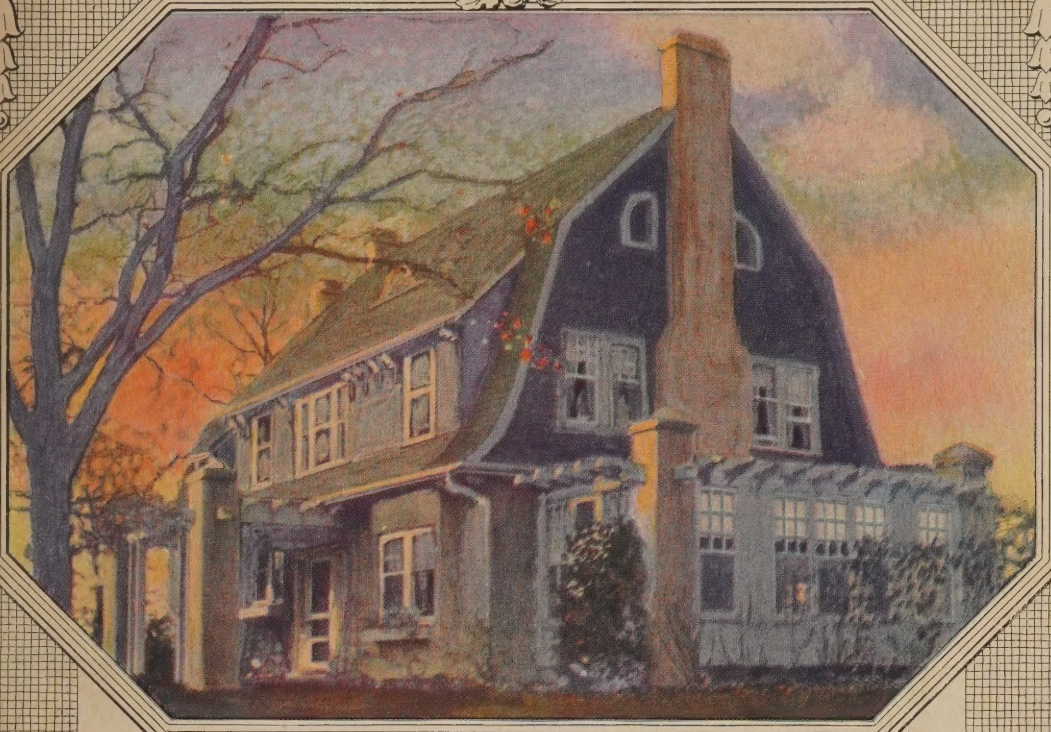

The STERLING SYSTEM *of* HOME BUILDING

Guaranty

WE GUARANTEE to furnish for each and every order for any house here shown, enough material exactly as represented, and in sufficient quantities, to complete the house according to plans and specifications.

WE GUARANTEE to furnish with each and every order for any home here shown, full directions and blue print details showing the exact number of pieces of material and the location of each.

INTERNATIONAL MILL & TIMBER CO.
Bay City, Mich.

GEO. H. YOUNG, PRESIDENT
W. D. YOUNG, VICE PREST

DAVID MILLER, CASHIER

J. D. KINNEY, ASST CASHIER
J. I. P SHEARER, ASST CASHIER

• ESTABLISHED 1871 •

Bay City Bank

CAPITAL AND SURPLUS $500,000

AVERY LIBRARY
COLUMBIA UNIVERSITY

Bay City, Mich.

Nov. 14, 1916.

To Whom it may concern:-

It gives us great pleasure to testify to the strict honesty, reliability and the high business standing of the International Mill & Timber Company of our city.

This Company enjoys the highest credit with the American financial institutions and are able and willing to carry out their contracts.

Very truly yours,

G. H. Young
President.

Terms

(A) A discount of five percent for cash where full remittance is made with order.

(B) Twenty-five percent of gross price with order, balance less two percent payable by draft attached to bill of lading.

(C) One half of gross price with order, balance plus five percent divided into twenty-four (24) equal monthly payments, distributed over a period of two (2) years, secured by a first mortgage on property. All prices quoted on extras in this catalog are net.

Prices Quoted In the Catalog Include

Basement and grade stairs.

Wall plates, sills, girders, joists and sub or lining floors.

All studding, sheathing, building paper and siding, all cornice material and materials for roof, including tin shingles, valley shingles, flashing, etc.

All porch material, including front and rear steps, except masonry. All outside window and door frames, including weights and pulleys.

All exterior paint—2 full coats.

¶ ¶

All finished flooring, stairways, interior trim, as baseboards, mouldings, chair rails, hook strips, door and window trim in clear yellow pine.

All interior doors, 2 or 5 cross panel fir.

All sash clear pine and glazed.

Cupboards, linen closets, cedar lined closets, buffets, colonnades wherever shown on the plans.

All hardware, including nails, screws, locks, lock sets, door stops, clothes hooks, etc.

All inside paint, varnish and stain—2 full coats.

We Do Not Furnish Masonry, Chimneys—

Full Specifications on Pages 54 and 55

The STERLING SYSTEM of HOME BUILDING

International Mill & Timber Co.

General Offices
Bay City, Mich.

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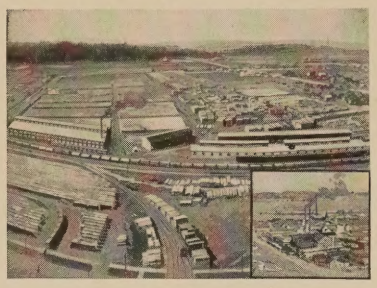
Build Your Home — Don't Pay for Waste



From Sterling Mills to You

BUILD by the Sterling System. "What is this system?" you ask. "What is the difference between building a house your way and the old, ordinary method of building? How does it save me money?"

Here is your answer: When you build a home by the Sterling System you save all the waste of material and the waste of time which you can't get away from when you have a house put up by the old "Handsaw method."

You know how the cost goes up in house building as done in the ordinary way. If you have had no experience yourself, ask any friend who has ever built. Let him tell you how much his actual cost ran over the first estimate. He will tell you that it was "extras" here and "extras" there until anywhere from five to twenty percent of the cost he figured on was loaded onto the expense.

Now comes the Sterling System by which those extras are all cut out. Everything that is to go into the building of a house ready to put together down to the last nail, and all made ready in a great architectural mill where every board and every beam is cut to an exactness. Your new home delivered to you, ready to put up on the foundation. Material of a selected grade such as you cannot ordinarily get locally. And furthermore, a home designed by architects who know how to give you the utmost in convenience of arrangement and modern design.

You can start putting up a Sterling System home the very day it arrives. Not a single hour need be wasted. Less help will be required. The parts will be better fitted together because they are cut on automatic machines while the hand-cut lumber necessarily shows the inaccuracy of the human element.

And aside from the satisfaction that you get from having a better built home to live in, consider this—that you have a *better investment.* You have in a Sterling System home, with its double strength construction, a building that will *sell for more* than an ordinary home if you want to dispose of it in the future. As we shall show you on another page your present saving is in itself a good profit. You could sell your Sterling home at what it would cost to build by the old method and at a profit.

Direct to You

Right from the men who own the very forests that yield the logs, comes your Sterling home. You know the economy of buying direct. Millions of Americans buy nearly everything they use that way. No man likes to pay the piled-on profits on goods that have passed through several hands. Why not buy your home direct from those equipped to build it in a great factory where every attention is paid to every detail—all without trouble or bother or worry for you? The pictures on these two pages show you graphically how, in the one case, you help to support several different factors in lumber alone if you build in the old-time way—and how you pay but one profit if you build the Sterling way. Will you pay the extra money simply to follow an old custom?

The Old Method Versus the Sterling System

When you figure everything out and see how much less a Sterling System home will cost than a house built by the old method, you can't blame the local builder. He is working under conditions beyond his control. His costs are too high to let him compete with a big organization which produces hundreds of homes where he builds one.

Now don't misunderstand us. We want you to go to your local builder. We want you to tell him what we are telling you. Then tell him we want him to build your home. And we want him to write to us and ask us for our Builders Co-operative Plan so that we can all work together toward building you a home complete in every detail.

Build on the Sterling One Profit System

AND yours is the saving. And here is another big saving—a saving measured by the difference between five profits and one profit. Buy your materials locally and you will pay nearly double what they cost you by the Sterling System. Proved by actual records made in hundreds of cases.

Follow a board through the ordinary channels of merchandising. The picture on this page shows how profit after profit is added until it finally becomes a part of your home, and a very expensive part, too.

First—The man who owns the forest land, sells the tree and his profit goes in.
Second—The mill that cuts it sells the lumber to the broker and the mill's profit must be added.
Third—The broker sells the lumber to the wholesaler and another profit must be added.
Fourth—The wholesaler sells to the retailer and still another profit is added.
Fifth—The retailer sells to you and adds his profit. This applies to all material used in the construction of a home, including hardware, paint, etc., etc.

Then there are the freight charges from one to the other which are added to the price you must pay. You must pay the freight on the lumber which passes from the mill to the wholesaler and then the freight from the wholesaler to the retailer.

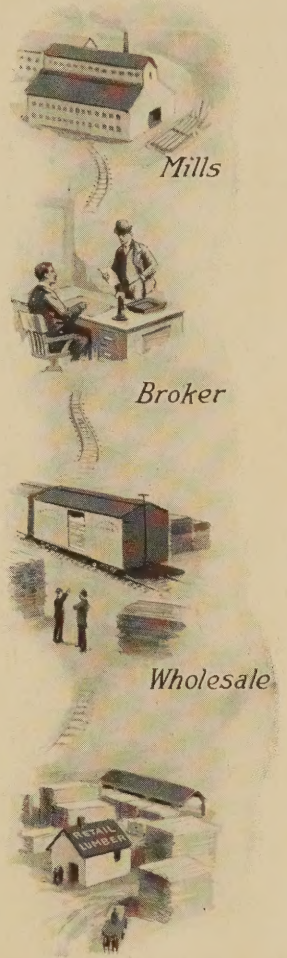
In each case you are paying freight on so much waste lumber that does not go into your house, whereas under the Sterling System, you pay one freight on the actual material that you use and that is from the Sterling Mills to your home.

The board which originally cost 10 cents at the mill will cost you probably 15 cents at retail—50 percent added for profits and freight. Will you pay it?

Under the Sterling System the log goes direct from the forest into our big mills where it is sawed into lumber which is seasoned in our yards. From our own lumber piles it goes through our great machines, where it is shaped into the material that goes into your Sterling System home.

All those middlemen's profits are saved. Then there is a tremendous saving in the cost of labor.

Where you pay 15 cents for a board which has passed through the old system you will pay about 10 cents for a Sterling board. But remember, under the old system, you must have your 15 cent board prepared. You must stand all that waste in hand sawing. You must pay for all the carpenter's time in handling it. This will all cost you enough to bring the price of your board to about 20 cents. Now, after you pay the average freight and cartage on the Sterling board, which amounts to about four cents, the total cost of a Sterling board is only 14 cents, as compared to 20 cents by the old method.



Every Timber Sterling Quality Picked by Experts

Remember this — that owning our own timber lands and our own mills, we have absolute power of selection over the material that goes into Sterling Homes.

A group of experts inspects and grades every piece of material that comes into our mills and goes out from them. They let nothing pass for Sterling System homes except that which meets the requirements of the Sterling standard. The Sterling System requires a selection of lumber for strength where strength is required, for adaptability to paint where the surface is painted, for clearness on all mill work.

Sterling dimension lumber is solid. It is seasoned. It rings with vibrant tone under the hammer. It is sound—vigorous—lasting. It is free from harmful blemishes and far superior to any other sold.

Sterling finish lumber is the finest that experts can select. It finishes beautifully. We use selected white pine and cypress for exterior trim and Southern pine for interior, unless oak is specified.

Sterling flooring is a beautifully grained Southern pine, a most wonderful grade of lumber. It has no defects and in every case it is carefully matched. Our oak is selected for its rich natural color—solid and clear. It takes a beautiful polish.

Our Customers Say —

Here is evidence that none can deny—letters from our customers. They tell you in their own words what they have saved by buying a Sterling built home. Be sure to read carefully every testimonial on the sheet we have already sent you.

Saved between $400.00 and $500.00

"I estimate that I will save between $400.00 and $500.00 by building by the Sterling System—DOUGLAS GOLDEN, Michigan."

Saved $700.00

"My carpenter, who is also a contractor, said such a house put up by contract would cost $2500.00. This house cost me about $1800.00—MRS. LOTTIE C. WILSON, Pennsylvania."

Saved $450.00

"I must say that everything has proven very satisfactory and I have saved at least $450.00 on your material — PEARL J. JENKINS, Pennsylvania."

Saved $300.00 to $400.00

"I am very well pleased with it and I have saved $300.00 to $400.00 — W. A. DUCKWORTH, West Virginia."

Saved at Least $300.00

"My Sterling home went together without the least trouble. The material is first class—plenty of everything. I completed it at a saving of at least $300.00—R. M. BECK, Nebraska."

"I saved about $200.00 by building in this way"

"Everything fit and went together perfectly. I saved about $200.00 by building in this way — WM. BRANDIS, Michigan."

Build Your Home in One-third of the Time

Starting

Two Days Later

ORDINARILY, when you have decided on a new home, the building of it, seemingly, "takes forever." But not when you build the Sterling way.

When you buy a Sterling System home, you are able to "move in" in one-third of the time you would by building the old-time way. Think what that means in *satisfaction to you*—to say nothing of the saving in cost of labor, and in rent.

Your lumber comes prepared and, wherever possible, tied in bundles. Each piece cut with a machine incision for its particular place and marked to agree with blue prints which show every board in detail.

All there is to do is to put these prepared parts together. They slip into place instantly. Down go the sills and plates. On go joists and subfloor; up go the studs and rafters. And so on, the sheathing and roof boards, siding and finish, until your home is completed before the frame would have been fairly started under the old method.

Four Days' Work

Erected in 11 Days Except Sash

The four pictures here show an example of Sterling construction. This Windemere was erected by three men who never before had worked on a Sterling home. They put it up, painted it and made it ready for plaster in eleven working days; and just imagine what this man saved in rent. Could you do this by the old method?

Every moment a man is not busy you are paying for wasted time. Can you afford it? Every delay of any kind costs you money. It is figured in the estimate or added as an "extra." When you prepare material for your house by the old method, you are dealing with the human element which is always subject to error. When you buy a Sterling System home, the builder is kept busy driving nails until the building is under roof.

Can you think of using a man and a handsaw when this newer, better method, will bring your house to you all ready to erect—every part precisely cut to fit into its place?

Machines That "Almost Think"

"How wonderful!" people say, who for the first time see the machines that cut the lumber for Sterling System homes. And they are wonderful. One would almost believe that they have human qualities.

From the rough sawed boards to the beautifully finished lumber, shaped and cut to exactness—all by the marvelous ingenuity of these master machines. You would see that if you could visit our mill. You would see a thick, heavy plank slide from a car onto a conveyor which delivers it to the first machine. Then you would see it pass from one process to another. You would see it sawed, planed, measured, and trimmed and finally handed out ready to put into your new Sterling System home. Every movement automatic. Every movement timed to exactness. The work of scores of men all done by this remarkable battery of machines. Done better than men can do it. Done more quickly. Done more accurately. And what a saving of time and waste and work. Now you see one reason why your Sterling home will save you money.

What You Save on Labor

The question often asked of us is: "How much will I save on labor?"

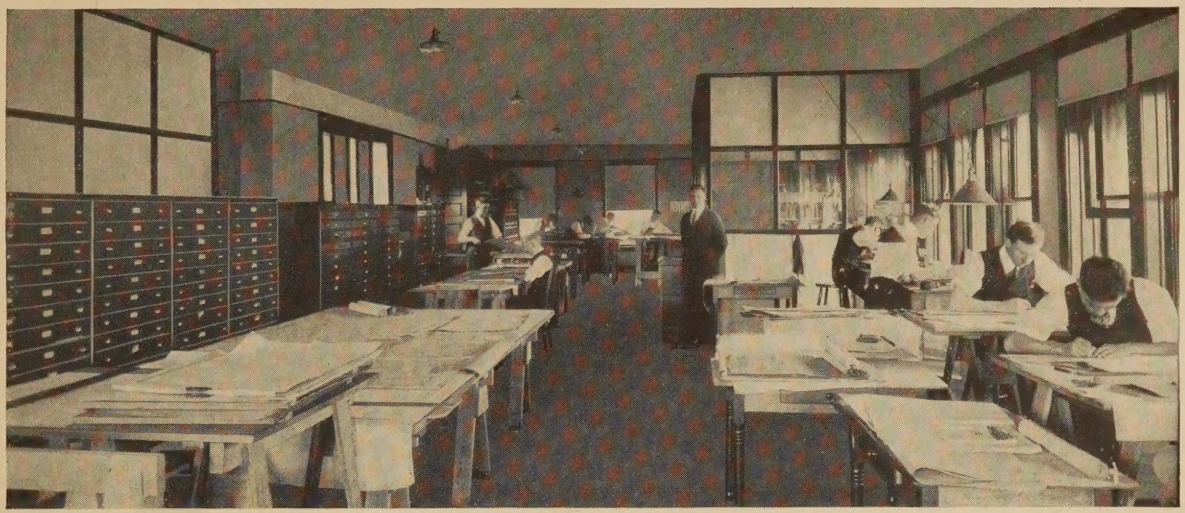
Here it is definitely answered:

From all those who have kept close records on labor as well as material cost, we find the average labor saving to be well over 25%. This is made possible by the state in which the material reaches you. For example, the lumber for the frame work of the house is all ready to nail together and the carpenters will be kept busy doing nothing but driving nails until the walls are enclosed and the house is under roof.

All outside finish, brackets, porch columns, balusters, etc., are assembled at our factory and come forward to you built up, ready to be set in place in your home.

The inside finish is sanded and carefully packed so that there is practically no further preparation to be done before painting.

The cupboards, colonnades, and buffets are crated and reach you ready to be set in place and painted or varnished, as the case may be.



Build Your Home on Plans by Expert Architects

UNDER the supervision of a master architect, a score of architects, each an authority in his class, give their entire time to designing Sterling System Homes. One specializes on bungalows. Another plans story-and-a-half cottages. A third perfects smaller homes. A fourth designs the finest of all our higher priced residences, etc., etc.

When you buy a Sterling System home, all question of correctness of design is settled. You have the service of men who know architecture—men who have studied this subject from every angle. You can place the same trust in their ability that you place in the advice of a reputable lawyer on a legal question or of a famous civil engineer on the construction of a bridge. It is a mistake to try to design your own house or to put the plans in the hands of any but an expert. None but an experienced, professional architect can draw a plan which can be worked out economically. You will find in this book a variety of designs more than sufficient to give you all the opportunity for selection that you need. There is some home here planned on the lines that suit *you* best.

And remember this, too—that when you build a home in the old way, you pay an architect at once from 5 percent to 10 percent on the total cost. That means on a $2,000 home, $100 to $200 extra expense right away. This is saved to you by the Sterling System. You positively pay nothing extra for the plans or blue prints if you buy a home shown in this book. All are included.

Every feature of every plan has been studied, discussed, and passed upon with the utmost impartiality. Not only that, but actually put under working conditions—actually built. Not a feature that hasn't been through working conditions just as they are. No more searching analysis could be given to any problem than we give to the designing of our Sterling System homes.

We aim not only to sell one home in a community but many. Every Sterling System home must be an advertisement for us. We cannot slight anything. We must show superiority that will win the praise of the owner to his friends. That fact alone is evidence that we give you the very limit in style, convenience, and quality. To do otherwise, would be to put a brake on our business. Our own interests demand that we give you the best.

Our Women Advisers

The Sterling System homes are more than houses. Pick out the design that you like best and you will really find it the home that you dreamed about. All of those things which a man seldom thinks of but which are so dear to the heart of a woman, have been taken care of. Women have a part in the designing of the Sterling System homes. These women are true home-makers. Study the floor plans of any of the Sterling Homes and see that touch of the woman's hand in the arrangement of the space. Our women advisers are employed to co-operate with our architects to arrange all those details which they know will make the housewife exclaim with delight. These women know how much a real homey place means to any woman. Every nook and corner is livable. There is a feeling of comfort that comes at once when you enter a Sterling home. It is a place where friends can gather for a social evening, where the children can play their merry games, where the Christmas candles will seem to beam most brightly, where the travelers will make haste to return, all because it has the atmosphere of a real home.

The help of these women home-makers of ours is another feature that costs you nothing. That is a part of our investment. We gladly give this service to you. We know that it will enhance the value of the Sterling home in your eyes and make it an added attraction for your friends who will build after you.

To Local Contractors, Carpenters, and Builders

WE know that there is a feeling among some local carpenters and builders that the Sterling System may take business away from them. We want to tell you that it is going to make business for you. Where you can get one job putting up a house in the old way, there will be a half dozen houses built on the Sterling System. A revolution in house building has come. No man can get away from it. The thing to do is to "get in the band wagon." Get in on the ground floor. Be one of those who profit by the new way of doing things. Doubtless you have read of the objections which have been made at various times to the introduction of labor-saving machinery. When the spinning machine was invented the hand spinners almost started a revolution. They thought that their means of livelihood was to be taken away. What has history shown? It has shown that more people than ever are employed in spinning cotton. And in every case that labor saving processes have been introduced the ultimate results have proved economically good. The easier and cheaper it becomes to do a thing, the greater is the sale for it. The more people that use it, the more it will be necessary to employ men to make it. That is just what is happening in the case of the Sterling System. Wherever we put up one house it leads to the building of others, and that means that the carpenter, contractor, or builder who has gotten in on the work of erecting these homes, gets more work and gets it more steadily than he ever got it on the old method of building. There's money for you in the Sterling System. Write to us and let us tell you how you can get started.

To Those About to Build Homes — Read This

We want you to know exactly where we stand in relation to the contractor, carpenter, or builder so we would like to have you read the following:

We always advise our customers to employ the local carpenter to help erect the Sterling System Home. He is the man on the ground, the man that you can meet face to face every day, and in practically every case we have found that the work on our homes was done just as well by the local man as it could be done by anyone. We have addressed the above message to carpenters to show them that it is to their interest to co-operate with us and with you. Any fear which the carpenter may have that the Sterling System is going to hurt him, is entirely erroneous. It is, in fact, a booster for him.

Your Credit is Good With Us

And now we come to a vitally important subject—the payment for the Sterling System Home. We know that most men are in a position to pay all down. Some men may want to buy their homes out of their salary. Or some may have capital invested in a business.

No matter what the reason may be — we have provided the easy way to buy a Sterling System Home. No man with a steady income need hesitate to consider having his own home when such terms as ours are offered. We say:

Pay only half down. Take two years for the balance. Pay on our easy-term plan.

Yes, that is our offer—the greatest credit proposition ever made to home buyers.

Our security for the credit we give will be a first mortgage on the property. We make only a small carrying charge which is 5 percent on the balance due.

And Finally —

We will help you make your dream come true—your dream of a home that is *really* a home. We will send you a home that will be more cherished as the years pass on. We want to see you own a Sterling System Home which will be a joy through your life, and which will be passed on to your children as a fitting inheritance.

How often you have planned such a home as this. You have thought of the evening firelight as it cast its shadows on the floor and walls, you have thought of the merry voices of the ones most dear to you, you have pictured your own green lawn with your shade trees and your garden, and most of all you have thought of the sheltering roof that year after year would be a protection to the family.

Perhaps you have postponed your building from time to time because of expense. You would sit down to figure and then you would hear of someone whose final cost had been so far beyond their expectations that you have become discouraged. You have hesitated to buy a house all ready built because you wanted to move into a new one. You did not want to put your money into an old-fashioned style. You did not want a lot of repairs to make, right at the outset. Perhaps all of these reasons have kept you postponing the time of building. But there is no further reason for you to put it off. You can have just the home you want. You can have a wonderful new home. You can have a home with all the touches of refinement that you would see in the home of the man who has

commanded the service of the greatest architects. You have architectural service of the highest grade in your Sterling Home. You have all that you could buy anywhere else in service, and in addition you get a home of the utmost permanency at a price which will save you a big percentage on what a house built in the ordinary way would cost.

We have shown you how you can have one of these houses at a saving of nearly half. We have demonstrated that the economical way to build is to deal with this completely departmentized organization of experts. Then remember, that you are dealing with a concern of the utmost responsibility. You have the word and guaranty of an establishment whose standing is unimpeachable.

Talk all these things over with your wife. Talk them over with your friends. Ask them if it is not logical that an organization like this can give you supreme service. Consider yourself if it is not reasonable that you can expect something extra in the way of service from a corporation whose very existence depends on satisfying its clients.

Look over the designs we show you in this book. Study the floor plans. See what you really get when you order a Sterling Home. The home you have dreamed about is somewhere in the pages of this book. Let us send you this home and we will convince you that your dream has come true.

Is there anything that we have not made entirely clear to you? Do not hesitate to write to us for any further information you want. We like to get close to our customers. We like to tell the man or the woman who is thinking of building a house all about the Sterling System Homes. We are proud of these homes. And we are proud that those who have bought them are happy in their possession. Scattered all over this great country of ours, are Sterling System Homes. Every one of these homes is a monument to the commercial foresight which saw the possibility of saving money for people who want to build. Every one of these homes is a testimony to the skill of the architect who designed it and the artisans who shaped the lumber under one roof and made it ready to erect at the smallest possible expense.

Sterling System Permanency

Built to last. That describes the Sterling Home construction. Why should you take any chance on a home which will not hold its staunchness year after year? You can see what the word "Sterling" means when applied to a home. We have told you about the quality of our material—the wonderful workmanship with which this material is cut, the careful supervision of every detail, and now it is for you to decide whether to safeguard your investment by the purchase of a Sterling home or to take the chances on one built in the old way.

Of course, you want a permanent home. You want one that will not call for repairs for a very long time. You know what the Sterling System construction is. If you have read the pages of this book carefully, you must be convinced that the Sterling System construction is the kind you want.

Build for permanency. Build the Sterling System way.

By sending for this book you have created your own *opportunity* to possess a home of the best quality and under the most favorable circumstances.

We presume you have read with interest the information contained in the foregoing pages. If you haven't, you should do so. We have told you of our proposition in detail—what we have to offer—how you can profit by it — the *Reasons Why* we can save you money — and have furnished ample evidence guaranteeing your complete satisfaction and security.

These facts, we all acknowledge. Our two-year-to-pay plan, together with our system of furnishing materials, places most desirable comforts and qualities nearer your reach than ever before.

If it were only possible for you to visit our mills and see with your own eyes the exceptionally fine quality of materials used in the manufacturing of our homes — the special automatic machinery designed for this particular work, and compare each part accurately cut-to-fit in its respective position, with the full set of blue prints that show the exact size and location of every piece, you would immediately realize the true value of the Sterling System.

Throughout this book we have tried, in a straight-forward manner, devoid of undue embellishment or exaggeration, to picture in your mind the many advantages of our proposition as they really exist.

Your decision is now awaited. We've done our part. It's up to you. Inspect the illustrations and floor plans carefully. Read every word of testimony and information in this book. Then fill out the enclosed information blank and let us give you any additional or necessary information required.

With these facts before you, we introduce our 1917 designs of Sterling Homes, Exclusive in Quality of materials—System of erection—Style of architecture—Convenience of floor plans and with the most liberal terms of payment.

And remember! Our welfare and yours go hand in hand. In addition to our acknowledged financial responsibility, we wouldn't think of treating a customer in any way but that which will reflect the greatest credit on the *Sterling System* of *Home Building* and insure absolute and complete satisfaction. *See specifications on page 54 for full details of materials furnished.*

The Miracle

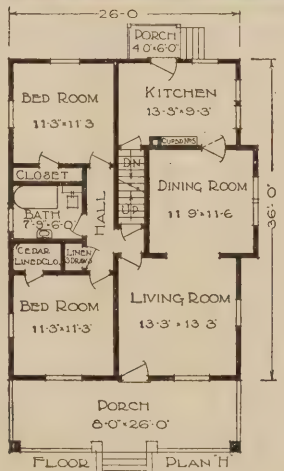
THE test of time has stamped its approval on the Miracle bungalow in big letters that won't rub off. The Miracle is compact, it's graceful, it's convenient, it's comfortable. That's why time and experience have pinned the first prize ribbon on homes bearing the names of hundreds of proud and happy owners. That's why we want you to look at the Miracle FIRST.

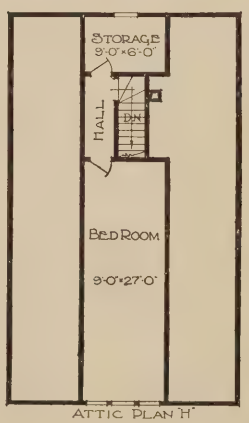
Open your door to more comfort and more happiness! You will do that every time you walk into the Miracle—your home. The Miracle is a bungalow home that appeals to one on sight; it's a place that grows each day in your affectionate thoughts of home.

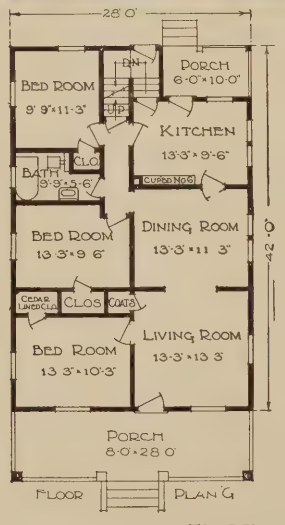
A word about the style of the Miracle. The bungalow type of residence has attained a wide popularity in all sections of the country by reason of the sincerity and honesty of purpose which its architecture seems to express. There's no four-flushing or snobbishness about a bungalow, because it's built to be a charming, attractive, serviceable home. We want to suit your own particular needs, so we have outlined several different plans of Miracle bungalows. Of course, we can't tell you all about each plan here but won't you ask us to write you all about any one or all of the various designs? We'll be only too glad to write to you personally and at length on the subject of Miracle bungalows because we're "chock full" of the charm and usefulness of this wonderful, Sterling System home.

Free American Style—that's the Miracle! Just look at that large front porch with the two welcoming, tapered columns. Won't your friends like to sit on that porch with you? Won't your children have a good time with a rocking horse or soap bubbles there? American style means open, frank, broad, sweeping lines. We believe in American style and for that reason we made the porch railing, the newels, and the approaches all to conform to the general idea of stability and roominess.

(See page 9 for description of floor plans)







The Miracle Plan H

Price	$1298.00
Five percent cash discount $64.90 net price	1233.10
Or $649.00 with order and $28.40 monthly for 24 months.	
Add for plaster or plaster board	60.00
Add for oak floors and trim living and dining rooms	45.00
Add for clear maple floors entire first floor	47.00
Add for clear maple floors entire second floor	19.50
Add for clear maple floors kitchen and bath only	9.00

The Miracle Plan G

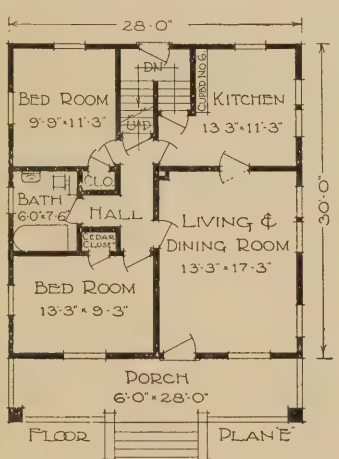
Price	$1505.00
Five percent discount $75.25 net price	1429.75
Or $752.50 with order and $32.93 monthly for 24 months.	
Add for plaster or plaster board	76.00
Add for oak floors and trim living and dining rooms	58.50
Add for clear maple floors entire first floor	55.50
Add for clear maple floor kitchen and bath only	9.00

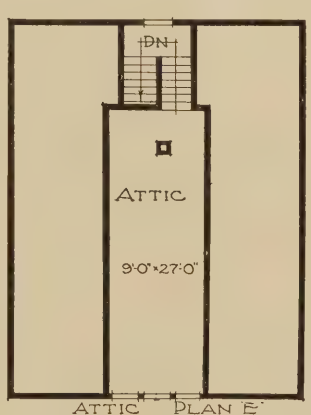
See specifications page 54

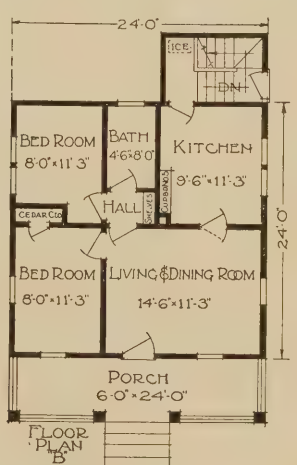
The Miracle

THE various floor plans of the Miracle are drawn out so plainly that there isn't much need of further explanation. You can see the advantages of each design better than we can tell you about them because you know your own individual need while we, of course, are ignorant of that important factor. We want you to look over these four plans and let us know which ones you like the best. Then we'll go into detail with you and tell you everything about Plan G or Plan H or any one or all of them, if you choose.

A good many people find Plan H (on page 8) to be the very thing they're looking for—a living room, dining room, kitchen, bath, and two bedrooms on the first floor; one bedroom and storage space on the second floor. However, every one has an opinion and you know what you like or need better than we do. We're here to explain about the wonderful Miracle house—and it is a miracle of comfort and convenience—and we'll try to help you in picking the style that you will want. Just write to us for whatever information you desire or even think you might desire about the Miracle Bungalow.







The Miracle Plan E

Price	$1116.00
Five percent cash discount $55.80 . . . . . net price	1060.20
Or $558.00 with order and $24.42 monthly for 24 months.	
Add for plaster or plaster board	40.00
Add for oak floors and trim living and dining rooms	30.50
Add for clear maple floors entire first floor	39.50
Add for clear maple floor kitchen and bath only	9.50

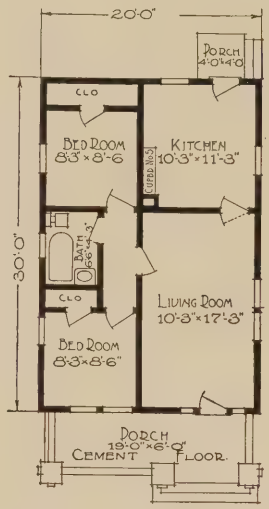
The Miracle Plan B

Price	$860.00
Five percent cash discount $43.00 . . . . . net price	817.00
Or $430.00 with order and $18.82 monthly for 24 months.	
Add for plaster or plaster board	32.00
Add for oak floors and trim living and dining room	33.50
Add for clear maple floors entire first floor	26.50
Add for clear maple floor kitchen and bath only	6.25

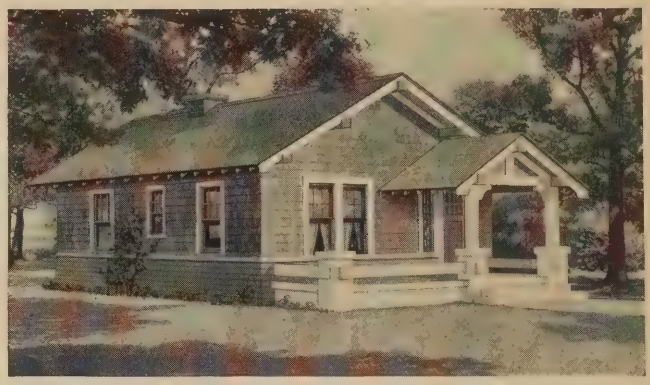
See specifications page 54

The Terrestre

Price	$753.00
Five percent cash discount $37.65 . . . net price	715.35
Or $376.50 with order and $16.48 monthly for 24 months.	
Add for plaster or plaster board	36.00
Add for oak floor and trim living room	31.00
Add for clear maple floors entire first floor	27.50
Add for clear maple floor kitchen and bath only	7.50



FLOOR PLAN



The Terrestre

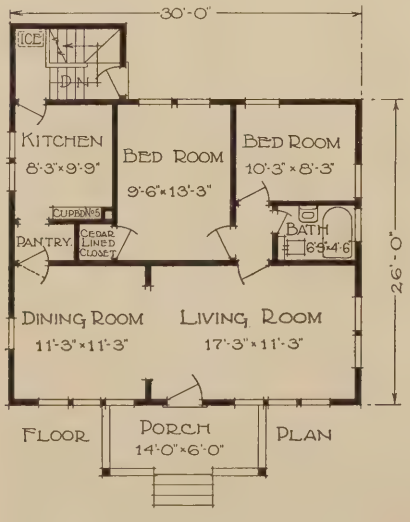
YOU could search the entire field of architecture and not find a design at the same cost, so pleasing in every feature, as this. Notice the simplicity and the harmony of each part with every other. The low pitched roof, the brown shingled side walls with white trim, the unique porch with the shelter over the front door—these all bring to mind pleasant thoughts of the vine clad cottage in summer and the cheery "welcome home" when blustering winds and flying snowflakes make each lighted window an inviting beacon in the darkness.

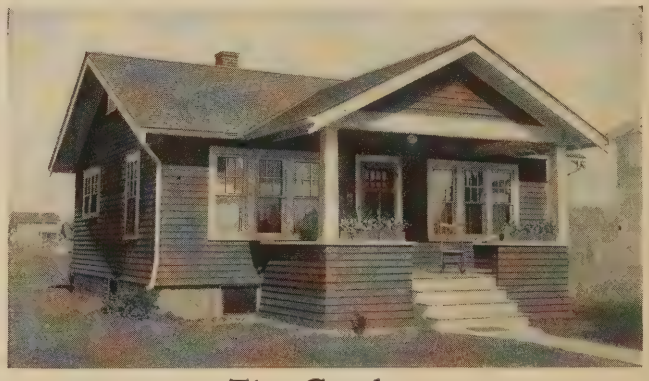
With all the artistic taste put into the Terrestre, we haven't forgotten the utilities. There's a very convenient rear porch. We furnish our No. 5 cupboard in the kitchen. Note also that bedrooms and bathroom make a unit separate from the kitchen. Porch pedestals, porch floor, and steps are cement.

A wonderful little home with coziness in every nook and corner is the Terrestre. And at the price it is a marvel of value—a tribute to the modern Sterling System of building which has put real merit in architecture within the reach of all.

The Gordon

Price	$997.00
Five percent cash discount $49.85 . . . net price	947.15
Or $498.50 with order and $21.81 monthly for 24 months.	
Add for plaster or plaster board	38.00
Add for oak floors and trim living and dining room	50.00
Add for clear maple floors entire first floor	36.50
Add for clear maple floor kitchen, pantry, and bath only	6.50



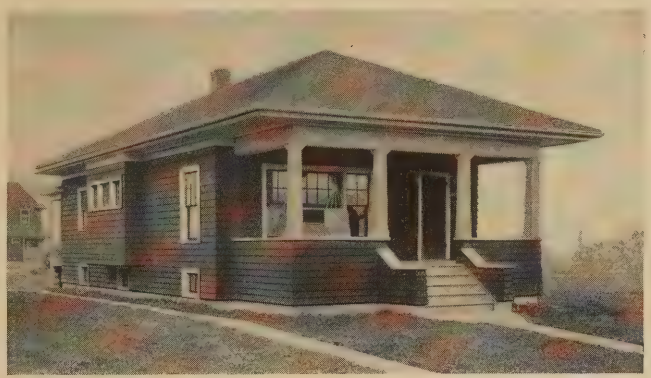


The Gordon

THERE is a distinctive style in this remarkable little home which appeals at once to those who admire plain, dignified effects without ornamental elaboration. Then, it is a most livable dwelling. Billows of light enter through the large triple windows placed at each side of the elegant craftsman door and give the utmost cheer to the good sized, well proportioned rooms. The entrance to the house is in the front wall of the living room and the door opens onto the big front porch.

This delightful porch adds to the charm by giving ample space for seats or chairs. With summer flowers in the porch boxes and delicate green, climbing plants on the white pillars, the effect is pleasing—simple and homelike. There is a strict, dignified horizontal treatment of the entire house and at the same time a light crispness in the details which is distinctly refreshing. Every detail has been worked out in this splendid design, even to the arrangement of icing the refrigerator from outside.

See specifications page 54



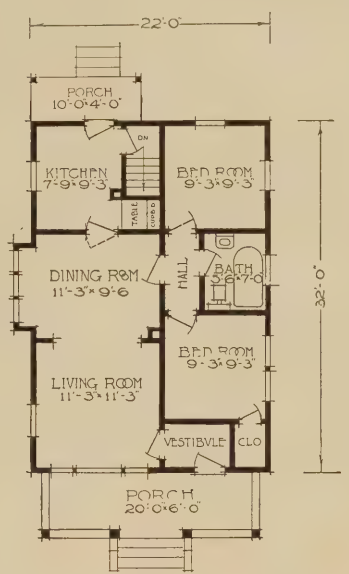
The Mayfair

WHAT small family wouldn't be happy in this beautiful little home? Here is a perfect bungalow. We have never seen a house of this size and at its price which possessed any more beauty and finish. Good sized, well ventilated, well lighted rooms; a front and a rear porch and note this—a vestibule, a feature seldom found in a home of this size—are all here to add to the completeness.

The useful features in the Mayfair are fully taken care of. For instance, observe that every inch of space in the kitchen is used by the arrangement of a table and a No. 4 cupboard over the cellar stairs. And in every detail special care has been taken to make a happy combination of comfort with artistic effect. The large cased opening adds size to both living room and dining room and makes the living quarters very desirable. The bay window, which breaks up the monotony of a straight wall on the exterior, provides space as well for a buffet or window seat on the interior. The Mayfair is truly a home to be enjoyed.

The Mayfair

Price	$986.00
Five percent cash discount $49.30 . . net price	936.70
Or $493.00 with order and $21.57 monthly for 24 months.	
Add for plaster or plaster board	40.00
Add for oak floors and trim vestible, living and dining rooms	51.00
Add for clear maple floors entire first floor	32.50
Add for clear maple floor kitchen and bath only	5.50



FLOOR PLAN

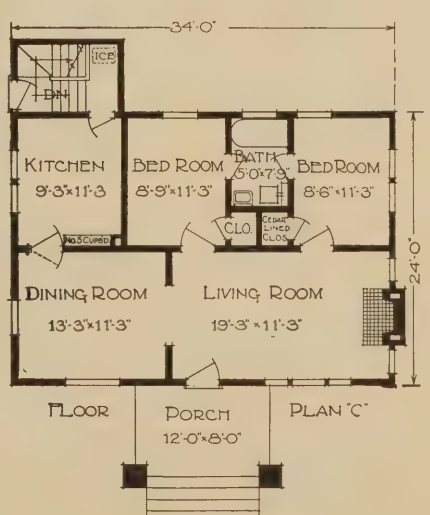
The Forestiere

TRULY a touch of the primeval! The field-stone and shingle treatment link this house close to nature and make you feel that it grew up out of the ground and belongs in the place where it is erected.

There's a fireplace to cast its cheer where you may see fairy castles in the glowing embers. A touch of art is found in the design of the windows and in the Richelieu arch (see page 58) between living room and dining room. Then, also, there is a snugness without any cramping of room. The dining room, located in the front of the house, affords a pleasant street view. Added attractiveness is given by the neat entrance hood from which flower trellises are suspended. Be sure to consider the Forestiere when you are selecting a home at moderate cost.

The Forestiere

Price	$988.00
Five percent cash discount $49.40 . . net price	938.60
Or $494.00 with order and $21.61 monthly for 24 months.	
Add for plaster or plaster board	42.00
Add for oak floors and trim living and dining room	53.00
Add for clear maple floors entire first floor	38.00
Add for clear maple floor kitchen and bath only	7.50



FLOOR PLAN "C"

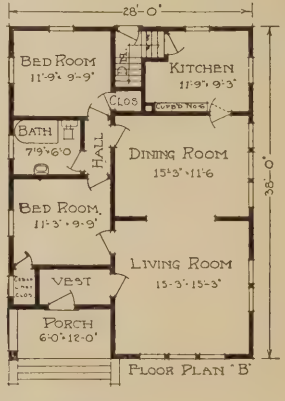
See specifications page 54

The Sterlyn

THIS bungalow is a very practical and economical house to build. The design is simple and in good taste with the present day tendencies in home building.

The front porch is set in under the main roof and does not hinder the light from entering the living room. The ornamental brackets and belt course relieve the plainness of the front, and give to it a touch of refinement, which will make it more "tasty" than the average run of houses. The large front window and the flower box are proportioned so as to balance up with the porch opening on the left.

Two floor plans are shown, so that you can pick out the plan most suited to your own requirements. Study the diagrams and note how convenient the arrangement is. See how the sleeping quarters are separated from the living rooms without wasting any space. Observe, too, that a vestibule is provided that eliminates all direct draughts into the living and dining rooms.



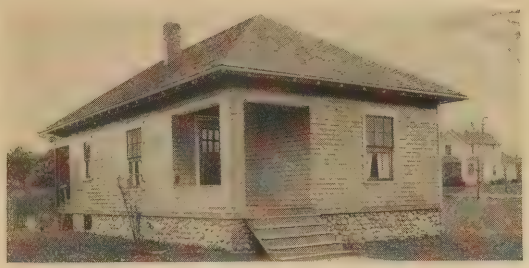
The Sterlyn A

Price	$1194.00
Five percent cash discount $59.70 . . . . . net price	1134.30
Or $597.00 with order and $26.12 monthly for 24 months.	
Add for plaster or plaster board	48.00
Add for oak floors and trim vestibule, living and dining rooms	61.00
Add for clear maple floors entire first floor	41.50
Add for clear maple floor kitchen and bath only	7.50

The Sterlyn B

Price	$1296.00
Five percent cash discount $64.80 . . . . . net price	1231.20
Or $648.00 with order and $28.35 monthly for 24 months.	
Add for plaster or plaster board	52.50
Add for oak floors and trim vestibule, living and dining rooms	56.50
Add for clear maple floors entire first floor	46.50
Add for clear maple floor kitchen and bath only	8.00

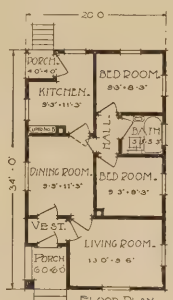
See specifications page 54



The Modele

EVERY convenience of a modern American home in a compact, cozy five-room bungalow! Just look at the neatness of the Modele arrangement —a vestibule that opens into dining and living rooms, even a rear porch on this snug little home. The Modele is "handy" and so easy to manage. We built it for the busy wife and for the young wife.

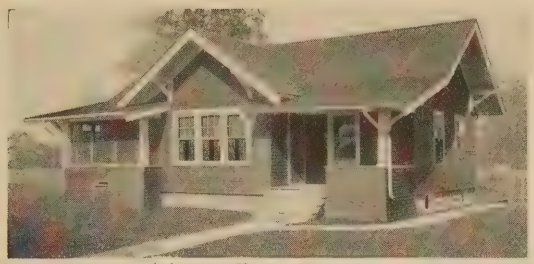
The Modele	
Price	$697.00
Five percent cash discount $34.85 . . net price	662.15
Or $348.50 with order and $15.25 monthly for 24 months.	
Add for plaster or plaster board	34.00
Add for oak floors and trim vestibule, living, and dining rooms . .	53.50
Add for clear maple floors entire first floor . . .	29.00
Add for clear maple floor kitchen and bath only .	6.00



The Bonnie Brae

PRACTICAL and distinctive, the Bonnie Brae is a home that combines the excellent suggestions of hundreds of our customers. Think of having a small casement window for light and ventilation in every closet! That is but one detail of the Bonnie Brae you'll love. Remember this: We can supply the Bonnie Brae in several sizes.

The Bonnie Brae	
Price	$985.00
Five percent cash discount $49.25 . . . net price	935.75
Or $492.50 with order and $21.55 monthly for 24 months.	
Add for plaster or plaster board	36.00
Add for oak floors and trim living and dining rooms	38.50
Add for clear maple floors entire first floor	32.50
Add for clear maple floor kitchen and bath only .	7.50

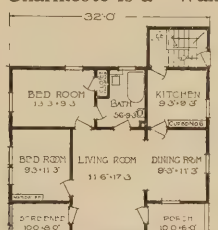


The Charmcote

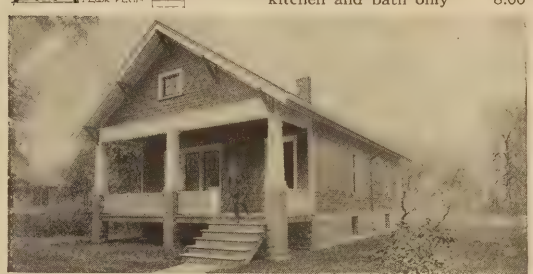
TO the Husband: When the day's work is ended you will return to Charmcote with an ever increasing pride and satisfaction.

To the Wife: A Sun Parlor for You! We have included a cool, well-shaded, screened porch that is the first essential for your comfort in the hot weather and that can be easily converted into a delightful sun parlor at very small expense.

To the Whole Family: Charmcote, with its five well-ventilated rooms, the bath, the pleasant porch. Charmcote is a "Want to Stay at Home" bungalow.

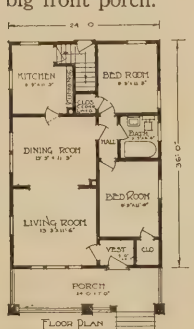


The Charmcote	
Price	$1090.00
Five percent cash discount $54.50 . . . net price	1035.50
Or $545.00 with order and $23.85 monthly for 24 months.	
Add for plaster or plaster Board	40.00
Add for oak floors and trim living and dining rooms	60.00
Add for clear maple floors entire first floor . . .	36.00
Add for clear maple floor kitchen and bath only	8.00



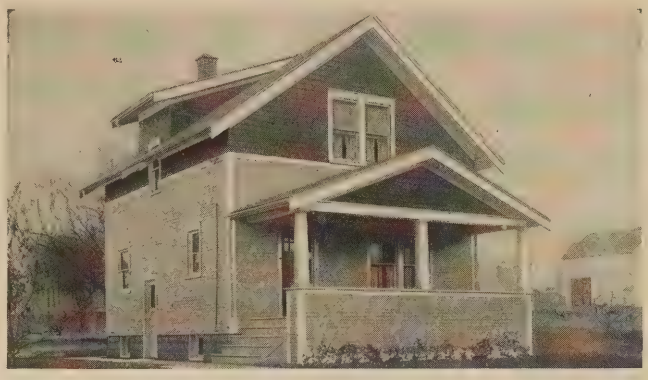
The Mapleton

CAN'T you see Little Jimmy's hobby horse on the large living porch of Mapleton? Yes, and there is Jimmy, too, peeping from behind one of those high tapered columns. You'll like Mapleton's practical porch, and vestibule, and well-planned bedrooms, and bath. It's an economical house for you—and don't forget about Little Jimmy on that big front porch.

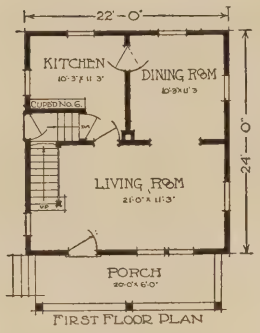


The Mapleton	
Price	$987.00
Five percent cash discount $49.35 . . . net price	937.65
Or $493.50 with order and $21.60 monthly for 24 months.	
Add for plaster or plaster board	48.00
Add for oak floors and trim vestibule, living and dining rooms . . .	48.50
Add for clear maple floors entire first floor . . .	38.50
Add for clear maple floor kitchen and bath only .	7.50

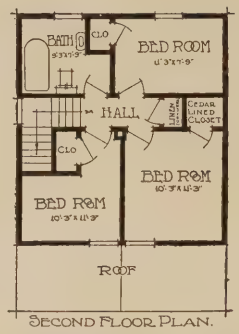
See specifications page 54



The Chaderton



FIRST FLOOR PLAN



SECOND FLOOR PLAN.

THIS is a home from which we have eliminated ornamentation because there is such a growing demand for plain effects. The Chaderton is a home built for comfort, convenience, and utility and if you were to study a hundred other designs at the price you would come back to this one.

You can't find an inch of wasted space in the Chaderton. Never was a house laid out with greater care—never was there a bigger value for the price.

Note the interesting treatment of the front porch. The lines correspond to the lines of the main roof and link the porch to the house proper by the plain gable.

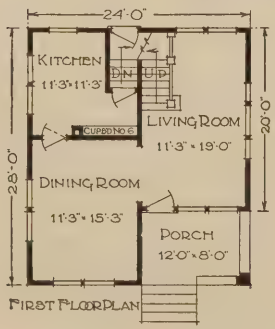
The front door opens into a spacious living room, exceptionally large for a house of these dimensions. The kitchen and dining rooms are convenient. Three bedrooms and bath on the second floor complete the house and make a very satisfactory arrangement.

If you want a house with a sturdy construction, built on lines that suggest good common sense in design and one which will make a high class investment, look closely into the Chaderton.

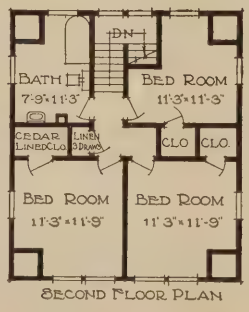
The Chaderton

Price	$1084.00
Five percent cash discount $54.20 . . . net price	1029.80
Or $542.00 with order and $23.72 monthly for 24 months.	
Add for plaster or plaster board	48.00
Add for oak floors and trim living and dining rooms and stairs to landing	55.00
Add for clear maple floors entire first floor	22.00
Add for clear maple floors entire second floor	23.00
Add for clear maple floor kitchen and bath only	8.00

The Courtley



FIRST FLOOR PLAN



SECOND FLOOR PLAN

"QUITE out of the ordinary," you will say when you examine the Courtley. And you are right. Here is a neat, clean-cut style of home that is simple and yet very individual. There is a touch of quaintness about it which suggests the touch of some old master architect who might have designed those charming styles which graced the English landscape for 300 years.

There is an under-cut porch, a deep living room, with high casements at back, leaving wall space for a piano—a very cozy music corner. A fine, large dining room, and a kitchen with built-in cupboard complete the lower floor plan. Three fine bedrooms upstairs with roomy closets, and bathroom—all large, with cross ventilation.

A charming home indeed. A home for a lifetime. And yours at a price which seems really incredible until you consider the marvelous efficiency of our home building system.

The Courtley is the answer to your question of how to get the utmost for your investment.

The Courtley

Price	$1232.00.
Five percent cash discount $61.60 . . . net price	1170.40
Or $616.00 with order and $26.95 monthly for 24 months.	
Add for plaster or plaster board	64.00
Add for oak floors and trim living and dining rooms, stairs to and including landing	57.50
Add for clear maple floors entire first floor	24.50
Add for clear maple floors entire second floor	29.50
Add for clear maple floor kitchen and bath only	10.00

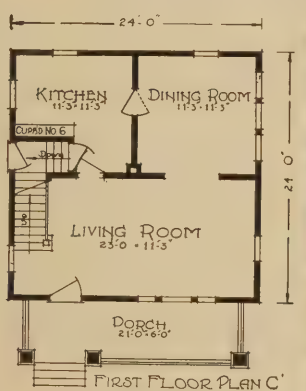
See specifications page 54

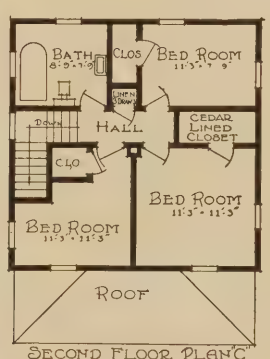
The Manor

EXPERIENCE that feeling of permanence, of solid lasting worth when you walk up to the Manor! Here is a big, handsome looking, roomy home. In brief, the real features of the Manor are these: seven rooms, the hipped roof, the heavy brick piers, nothing freakish or faddy, an attractive dormer, solid comfort throughout.

If you should decide to move, to another city perhaps, the good taste of the architecture and the substantial comfort of the arrangement will find a ready sale for the Manor in the open market.

The Manor, in this size or in two smaller sizes, is a solid, beautiful home for an American family.





The Manor A 20 x 20

Price	$929.00
Five percent cash discount $46.45 net price	882.55
Or $464.50 with order and $20.33 monthly for 24 months.	
Add for plaster or plaster board	40.00
Add for oak floors and trim living and dining rooms and stairs to landing.	53.10
Add for clear maple floors entire first floor	16.50
Add for clear maple floors entire second floor	17.00
Add for clear maple floor kitchen and bath only	5.50

The Manor B 22 x 24

Price	$1181.00
Five percent cash discount $59.05 net price	1121.95
Or $590.50 with order and $25.84 monthly for 24 months.	
Add for plaster or plaster board	44.00
Add for oak floors and trim living and dining rooms and stairs to landing	58.50
Add for clear maple floors entire first floor	22.50
Add for clear maple floors entire second floor	23.00
Add for clear maple floor kitchen and bath only	7.50

The Manor C 24 x 24

Price	$1230.00
Five percent cash discount $61.50 net price	1168.50
Or $615.00 with order and $26.91 monthly for 24 months.	
Add for plaster or plaster board	48.00
Add for oak floors and trim living and dining rooms and stairs to landing	60.00
Add for clear maple floors entire first floor	25.00
Add for clear maple floors entire second floor	25.50
Add for clear maple floor kitchen and bath only	9.50

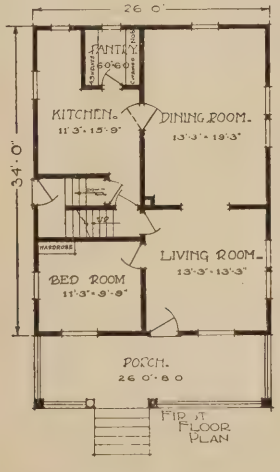
See specifications page 54

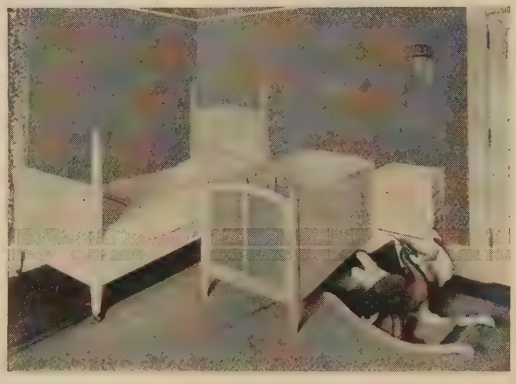
The Monarch

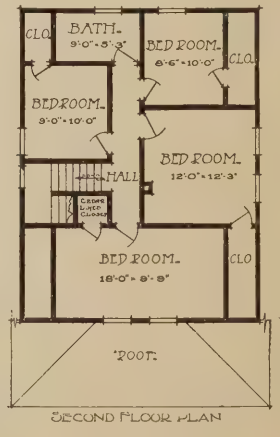
CAN you picture to yourself a more artistic, fresh looking house than the Monarch with its gentle gambrel roof and the dignified porch that cries "Welcome to this Home?" The general lines of the house are graceful and the detail is crisp, clean-cut, and effective. See how the suggestion of ornament has touched the upper window frames; how the quiet, friendly porch lends balance to the rambling gambrel roof. The house is distinctive in style—it possesses real, lasting style.

If you have noticed a modern square home you will know the attractive arrangement of rooms that this plan makes possible. You will know how convenient, how bright and cheery, how comfortable a home is our Monarch.

Artistic, yet sound as a rock, the Monarch is built by the Sterling System and will stand to the extreme limit of material existence. You can't beat the Monarch as a sensible home for a true home lover.







The Monarch

Price	$1590.00	Add for oak floors and trim living and dining rooms	$69.60
Five percent cash discount $79.50 net price	1510.50	Add for clear maple floors entire first floor	40.00
Or $795.00 with order and $34.78 monthly for 24 months.		Add for clear maple floors entire second floor	39.00
Add for plaster or plaster board	72.00	Add for clear maple floor kitchen, pantry, and bath only	12.00

See specifications page 54

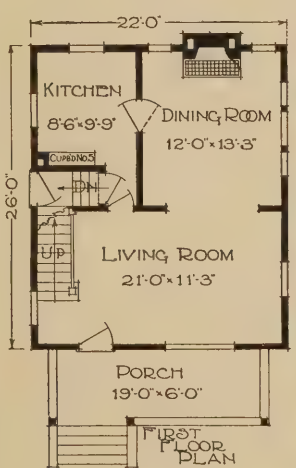
The Straitway

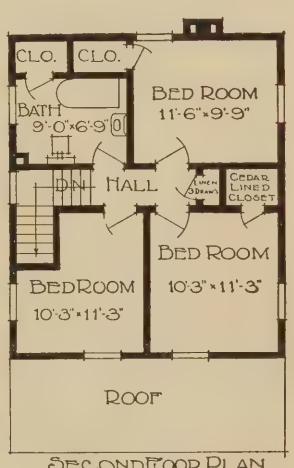
IF you have a narrow lot, here's the very house for you. We made the Straitway only 22 feet wide, designing it especially for small or narrow lots. And yet, you'll find this house as roomy inside as many wider types.

The Straitway brings light, good healthful sunlight, into your home because we have planned the windows with this purpose in view.

Now, as to painting the house, a yellow siding, dark brown shingling above the belt and around the porch, a green roof and white trimmings is just the thing to produce a quiet, artistic effect that looks like home.

If you *want* more of a yard than a bungalow allows, build a Straitway. If you *must* save space because of a narrow lot, without a doubt the Straitway is the very house to choose.





The Straitway

Price	$1190.00
Five percent cash discount $59.50 net price	1130.50
Or $595.00 with order and $26.04 monthly for 24 months.	
Add for plaster or plaster board	50.00

Add for oak floors and trim living and dining rooms and stairs to landing	$60.00
Add for clear maple floors entire first floor	24.50
Add for clear maple floors entire second floor	25.00
Add for clear maple floor kitchen and bath only	8.50

See specifications page 54

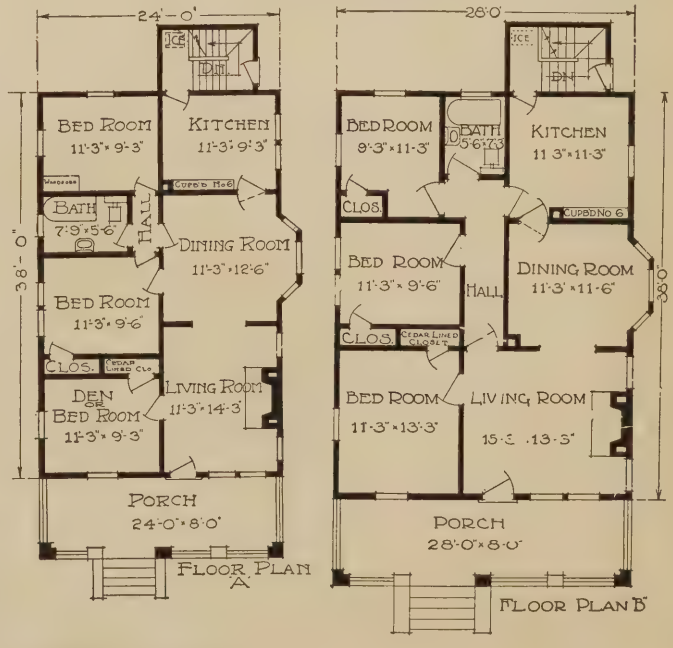
The Winsom

NO finer bungalow can be built! Just look at the illustration. That's all we *need* to say about the Winsom but here are a few details of this wonderful bungalow:

There is a six foot attic, sloping down to the side walls at a quarter pitch, where you can store trunks, winter clothes, and the like. One of our movable stairways will enable you to reach the attic easily from the hall. Those dormer windows you see are to air the attic and keep the sleeping rooms cool in the blazing summer. Notice how solidly the full shingled columns stand in front, how the windows look out onto the wide, railed porch where you'll like to spend every spare moment of your time. The porch extends completely across the front of the bungalow.

A change you can make. We build the Winsom with a cozy fireplace in the living room where you can sit through the cold winter evenings. But, if you don't care for the fireplace, we can put the two windows together (now on either side of the chimney) and make a wide, attractive double window that will flood the room with sunlight.

Every detail is worked out to a nicety in this perfect bungalow.



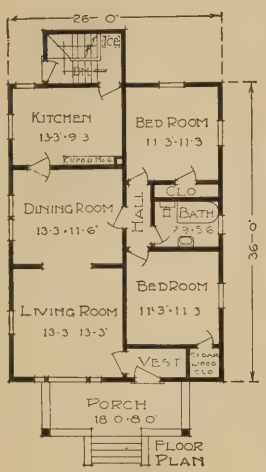
The Winsom A

Price	$1241.00
Five percent cash discount $62.05 . . net price	1178.95
Or $620.50 with order and $27.15 monthly for 24 months.	
Add for plaster or plaster board	48.00
Add for oak floors and trim living and dining rooms	58.50
Add for clear maple floors entire first floor	43.50
Add for clear maple floor kitchen and bath only	8.00

The Winsom B

Price	$1314.00
Five percent cash discount $65.70 . . net price	1248.30
Or $657.00 with order and $28.74 monthly for 24 months.	
Add for plaster or plaster board	56.00
Add for oak floors and trim living and dining rooms	51.50
Add for clear maple floors entire first floor	51.00
Add for clear maple floor kitchen and bath only	9.00

See specifications page 54

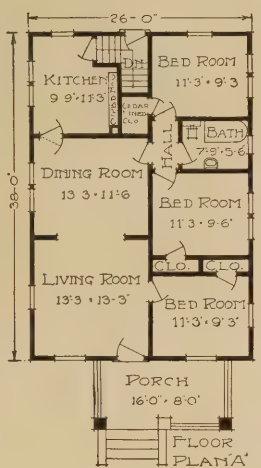


The Tilden

Price	$1171.00
Five percent cash discount $58.55 . . . net price	1112.45
Or $585.50 with order and $25.62 monthly for 24 months.	
Add for plaster or plaster board	48.00
Add for oak floors and trim vestibule, living and dining rooms	52.50
Add for clear maple floors entire first floor	44.00
Add for clear maple floor kitchen and bath only	9.00

SIMPLICITY and convenience. Those two words tell the story of this charming bungalow that gives you "all house" for every dollar of its cost. There are no trimmings, no dormers, no ornamentation, but—the Tilden is neat, crisp looking, clean-cut, naively simple and dignified. The front porch offers a convenient retreat from the afternoon sun. Can't you imagine how attractive this porch will be with a comfortable porch swing, a rocker or two and some flowers and ferns to make it inviting?

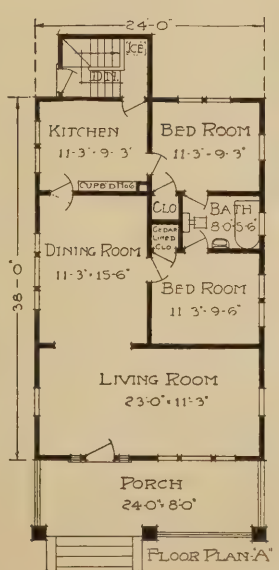
This house is planned for a winter home as well. The vestibule in front and the entry at the rear, keep out the winter's cold, and keep the living rooms cosy and cheerful. Above all, this house spells the word ECONOMY for the lover of a comfortable home.

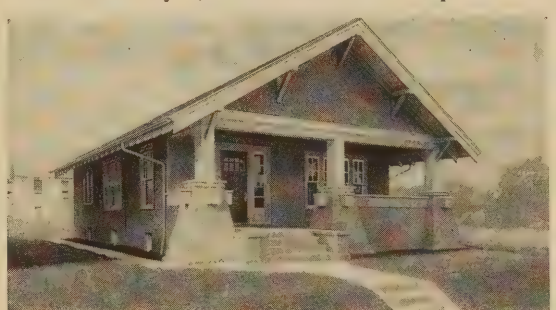


The Charlevoix

Price	$1297.00
Five percent cash discount $64.85 . . . net price	1232.15
Or $648.50 with order and $28.37 monthly for 24 months.	
Add for plaster or plaster board	52.00
Add for oak floors and trim living and dining rooms	47.50
Add for clear maple floors entire first floor	45.00
Add for clear maple floor kitchen and bath only	8.00

ACOSY, convenient, economical bungalow, arranged upon a standard American plan, is your assurance of comfort and satisfaction. Every nook and corner has been carefully planned to give you plenty of light and ventilation. *We* are proud of the Charlevoix. *We* are glad that we can offer you this attractive design. *You'll* be proud to call the Charlevoix YOUR HOME. *You'll* be glad to live in this bungalow that stands out in the community as a distinctive emblem of perfection.





The Chilton

Price	$1179.00
Five percent cash discount $58.95 . . net price	1120.05
Or $589.50 with order and $25.80 monthly for 24 months.	
Add for plaster or plaster board	44.00
Add for oak floors and trim living and dining rooms	57.50
Add for clear maple floors entire first floor	43.00
Add for clear maple floor kitchen and bath only	8.00

THIS beautiful creation, with all the grace of sweeping lines, is the very essence of refinement—at the pinnacle of artistic architecture. The porch treatment is very unique. The tapered piers, the columns, and heavy porch rail blend together to produce a very interesting elevation. This house is a new departure in the bungalow field, and gives you a little variation from the monotonous simplicity of houses with this type of roof treatment.

A glance at the floor plan will convince you that it is a model of convenience. The rooms are all large, well lighted, and conveniently arranged to utilize every square foot of floor space.

The Chilton will make you a model house as well as a good investment.

See specifications page 54

The Arlington

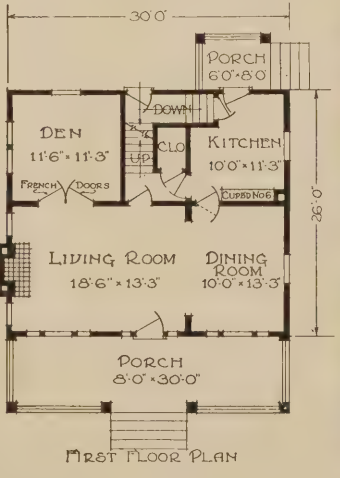
SUBSTANTIAL, aristocratic, handsome in appearance, and modern in every respect is the Arlington home—a product of Sterling System genius.

The big, impressive factor in the Arlington exterior construction is the low, broad, hovering roof that protects a roomy porch from sun and rain. Supporting this wide roof are large and well-proportioned columns that give the house an air of true distinction and hospitality.

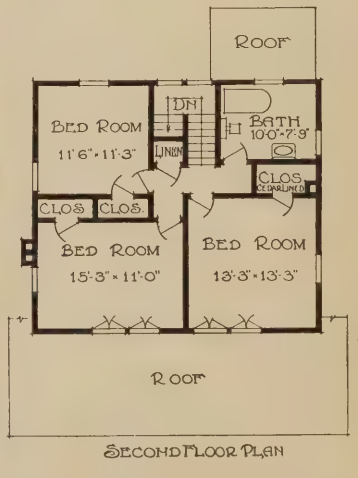
There is the exact idea—"Hospitality." From the sloping, dormered roof to the lawn below, the Arlington looks as though it would welcome rich and poor alike. "Come in and be at home," it says.

We enter through the large front door with its two side lights and inside we see a warm interior that is not planned on the old, conventional lines. We see a cozy den and French doors. (You can use this den for a bedroom in emergency.) The stair arrangement provides an extra closet. In fact the whole home is intensely practical and truly homelike.

The Arlington is a substantial house from top to bottom. The customers of Sterling System homes boost for it all the time. "Hospitality" is the keynote of the Arlington success.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

The Arlington

Price	$1560.00	Add for oak floors and trim living and dining rooms and den	$93.85
Five percent cash discount $78.00 net price	1482.00	Add for clear maple floors entire first floor	36.50
Or $780.00 with order and $34.13 monthly for 24 months.		Add for clear maple floors entire second floor	38.00
Add for plaster or plaster board	72.00	Add for clear maple floor kitchen and bath only	9.50

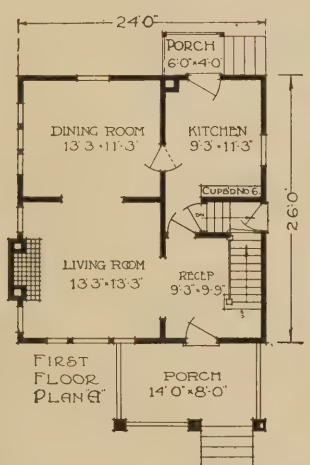
See specifications page 54

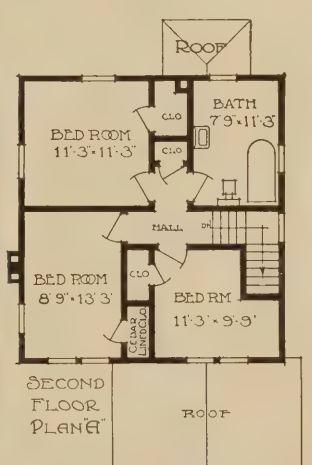
The Senator

WHEN you buy a home you are making an investment. You may never sell your property. If so, you have made the greatest investment—a home for your family and yourself. On the other hand, if you should at any time want to dispose of your house (or are forced to sell it) the Senator cannot be beaten on the open market. It's just this type of house that can be sold at a good profit to the owner.

We hope, however, that you will live in the Senator a good, long time because you will like this home more and more every day. It is a place that grows on you and you grow into it.

Little need be said about the floor plan of the Senator. This arrangement has been used for years all over the country. What do you think of the Senator "B" with four bedrooms and bath on the second floor?





The Senator A 24 x 26

Price	$1285.00
Five percent cash discount $64.25 net price	1220.75
Or $642.50 with order and $28.11 monthly for 24 months.	
Add for plaster or plaster board	60.00
Add for oak floors and trim living and dining rooms and reception; oak stairs to landing	64.00
Add for clear maple floors entire first floor	27.50
Add for clear maple floors entire second floor	28.00
Add for clear maple floor kitchen and bath only	10.00

The Senator B 26 x 28

Price	$1476.00
Five percent cash discount $73.80 net price	1402.20
Or $738.00 with order and $32.29 monthly for 24 months.	
Add for plaster or plaster board	64.00
Add for oak floors and trim living and dining rooms and reception hall; oak stairs to landing	71.50
Add for clear maple floors entire first floor	33.00
Add for clear maple floors entire second floor	33.50
Add for clear maple floor kitchen and bath only	8.00

See specifications page 54

The Windemere

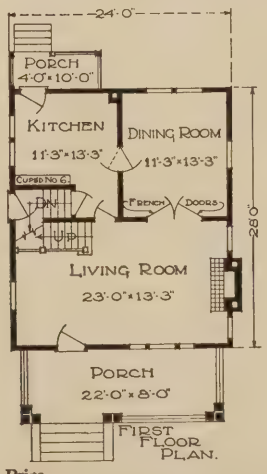
KEEPING down your building costs is the hardest thing in the world. It's almost impossible when you are putting up a single house. We manage to keep the cost of a single house down because we make hundreds of "single houses" and for this very reason we can give you the best of homes at the lowest cost to you.

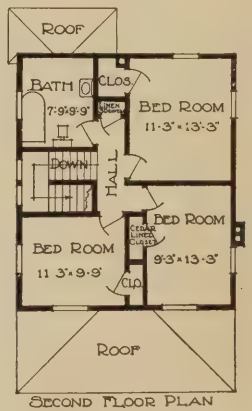
The Windemere proves that beyond the shadow of a doubt.

The Windemere is a real house with all the conveniences of a modern American home. Here are a few of its special features that will interest you: seven large and pleasant rooms and plenty of storage space, full front porch (doesn't it look inviting?), rear porch, built-in cupboard, French doors in dining room, a model arrangement throughout.

Nothing is cramped or crowded in the Windemere. You will experience a feeling of roominess, of plain comfort, inside this Sterling home. Then, look at the outside—the artistic treatment of the shingles and the handsome square-cut dormer on the roof.

This is significant: The Windemere has nothing to do with unnecessary retail profits or costly hand labor. It comes to you straight from the production source, ready to be your home.





The Windemere

Price	$1510.00	Add for oak floors and trim living and dining rooms and stairs to and including landing	$73.00
Five percent cash discount $75.50 net price	1434.50	Add for clear maple floors entire first floor	31.50
Or $755.00 with order and $33.04 monthly for 24 months.		Add for clear maple floors entire second floor	32.00
Add for plaster or plaster board	56.00	Add for clear maple floor kitchen and bath only	11.00

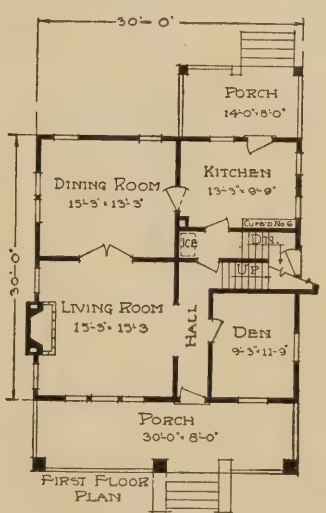
See specifications page 54

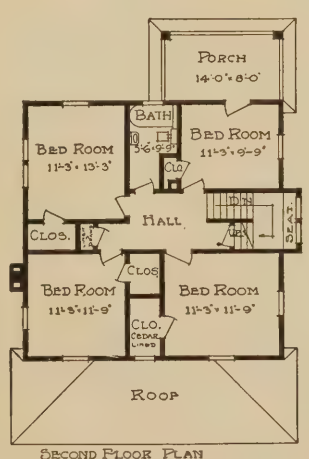
The Burnham

THERE isn't a small room in the Burnham! Even the closets are large! That's the attractive feature of this home and it's a feature that mighty few houses possess. Don't think that the Burnham looks empty or hollow. Far from it. But every room is abundantly large and comfortable in a big, open-hearted way.

Between the two fine, broad porches on the ground floor and the sleeping porch in the rear you can practically live out of doors all summer. Some folks like to sleep outside through the winter and you can do that, too, if you want to try it.

The house is built on a square plan and this, you know, is the most economical way to put up a house. There's less space lost and more room gained in a square house than in any other style of architecture.





The Burnham

Price	$2452.00	Add for **oak floors** and trim hall, living and dining rooms, oak stairs to landing	$99.60
Five percent cash discount $122.60 net price	2329.40	Add for clear maple floors entire first floor	40.00
Or $1226.00 with order and $53.64 monthly for 24 months.		Add for clear maple floors entire second floor	42.00
Add for plaster or plaster board	88.00	Add for clear maple floor kitchen, pantry, and bath only	10.50

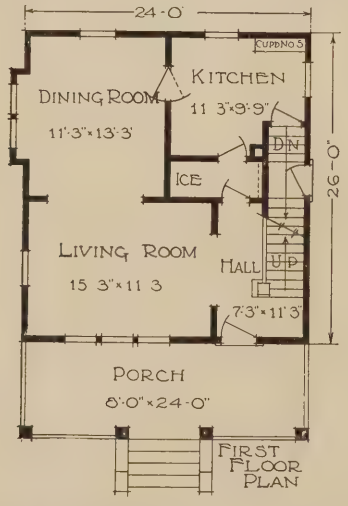
See specifications page 54

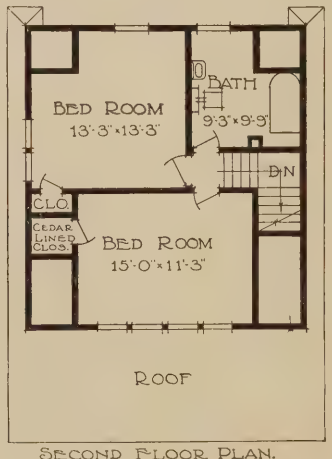
The Vinton

THE Vinton has tone, a rich tone. It's small but delicately handled so you don't even notice the size. The thing that you *do* see, that you can't help noticing is the elegance of tone. From the moment you step into the door and hang your coat in the extra closet between the hall and the kitchen, you feel that here is something worth while in a house.

Then, there's no waste space in the Vinton. That's why the bedrooms on the second floor are so large. What's the use of putting up with cramped, pinchy bedrooms when a little real architectural thought will give you ample space? You can be proud of the arrangement of this second floor and above all you can be perfectly comfortable in it.

Who would not stop to admire the Vinton? Who would not delight in the attractive lines, the easy composure, the richness of this home? The cost is far from excessive but the Vinton is a house of solid merit—and it looks the part. Look at the photograph again. Isn't it difficult to imagine a more attractive home?





The Vinton

Price	$1284.00
Five percent cash discount $64.20 net price	1219.80
Or $642.00 with order and $28.09 monthly for 24 months.	
Add for plaster or plaster board	60.00

Add for oak floors and trim hall, living and dining rooms and stairs to landing	$62.50
Add for clear maple floors entire first floor	28.00
Add for clear maple floors entire second floor	24.00
Add for clear maple floor kitchen, pantry, and bath only	11.50

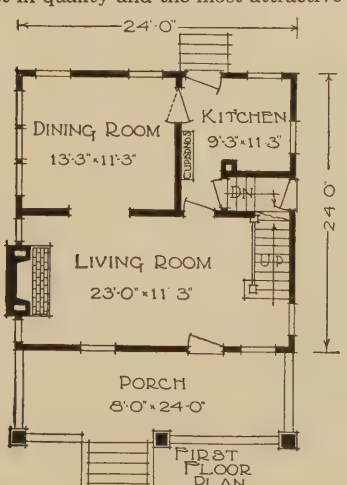
See specifications page 54

The Richgrain

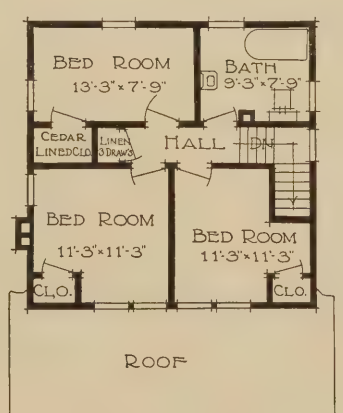
THE semi-bungalow style is popular with those who like a bungalow design but who feel they ought to have a little more room than the small models provide. We planned the Richgrain for those very people and, if that's what you want, you can be living in the home of your choice in due time. Then, too, there are some folks who want to sleep upstairs and still like the bungalow effects. They'll like the Richgrain, too.

This house has individuality. It has grace; it has charm. An open stairway, a cheery fire-place, plenty of light for every room—these are the factors in the distinctly home-atmosphere of the Richgrain. Then, there is a grade entrance to the kitchen and cellar, a cupboard built in the kitchen. The second floor has three large bedrooms, a linen closet, a cedar-lined closet and bath.

The Richgrain is a house worthy of real consideration. You can see that it possesses many features lacking in other houses of about the same price. The Richgrain is Sterling through and through—the best in quality and the most attractive in appearance.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

The Richgrain

Price	$1302.00
Five percent cash discount $65.10 net price	1236.90
Or $651.00 with order and $28.49 monthly for 24 months.	
Add for plaster or plaster board	60.00
Add for oak floors and trim living and dining rooms and stairs to landing	$61.00
Add for clear maple floors entire first floor	24.50
Add for clear maple floors entire second floor	25.00
Add for clear maple floor kitchen and bath only	8.50

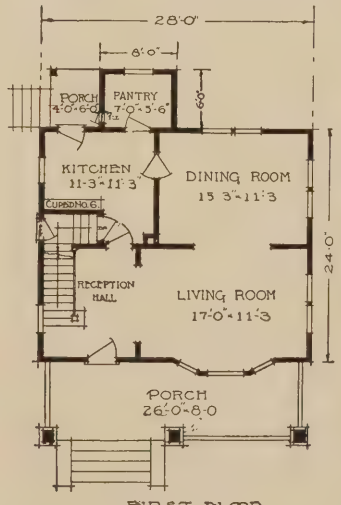
See specifications page 54

The Imperial

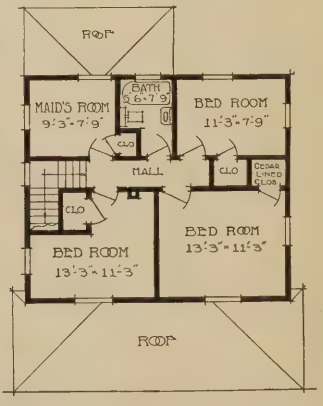
HERE'S a *Real Buy!* For every-day, intrinsic value the Imperial has the edge on nine houses out of ten. Put the photograph and the price together and then compare the Imperial with any house which you know cost half again as much. Then tell yourself which one is most satisfactory in price, in style, in comfort. We'll stand behind the Imperial in every way.

A home supreme in appearance, it provides for all your needs and makes living easy. Not one inch of floor space is lost. We have utilized each square foot to the very best advantage as you can see when you look at the three airy bedrooms, maid's room, and bath.

The original cost is low. Better than that, the *upkeep* is very small. That's an argument that can't be overlooked in buying and building a home in these expensive times. Keeping house is a problem for a wife and the simpler it can be made for her, the more she is going to get out of life. The Imperial will solve a good many household problems. We know it's a real buy!



FIRST FLOOR



SECOND FLOOR

The Imperial

Price	$1590.00
Five percent cash discount $79.50 net price	1510.50
Or $795.00 with order and $34.79 monthly for 24 months.	
Add for plaster or plaster board	68.00

Add for oak floors and trim reception hall, living and dining rooms and stairs to landing	$87.00
Add for clear maple floors entire first floor	32.50
Add for clear maple floors entire second floor	30.50
Add for clear maple floor kitchen, pantry and bath only	10.50

See specifications page 54

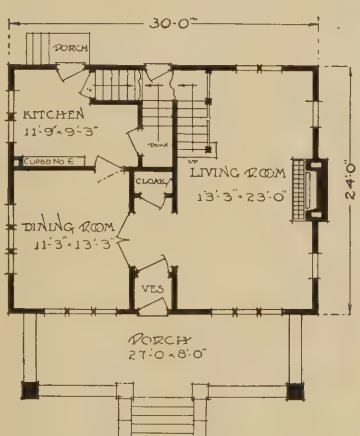
The Sentinel

A STUCCO house! An imposing representative of common sense and good taste. A substantial and beautiful appearing house in the clean, neat stucco finish. The external aspect of the Sentinel is completed by the gable roof which is really quite out of the ordinary.

We have tried to provide for the maximum amount of floor space possible and you will notice how conveniently the rooms are arranged. The big feature of the living room is the six-foot open fireplace. An open fire makes a strong appeal to the home lover and gives a feeling of warmth and comfort to the whole downstairs. Then, there are the French doors leading into the dining room, directly opposite the fireplace.

The second floor arrangement is beyond improvement. We know you can't help liking it.

Why not write us to send you information about this wonderful light and comfortable home? You haven't seen what convenience and good taste can be combined in a house until you have investigated the Stucco Sentinel.



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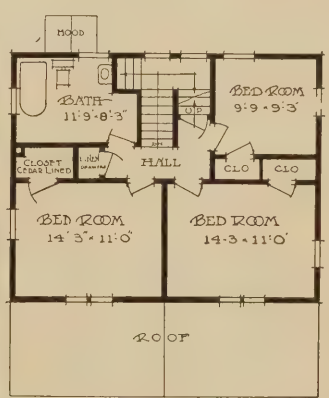


SECOND FLOOR

The Sentinel

Price	$1684.00
Five percent cash discount $84.20 . . . . . net price	1599.80
Or $842.00 with order and $36.84 monthly for 24 months.	
Add for plaster or plaster board	52.00

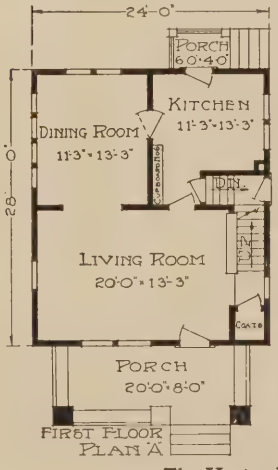
Add for oak floors and trim vestibule, hall, cloaks, living and dining rooms, and main stairs to landing	$103.80
Add for clear maple floors entire first floor	30.00
Add for clear maple floors entire second floor	31.50
Add for clear maple floor kitchen and bath only	8.00

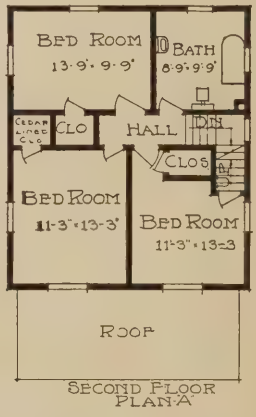
See specifications page 54

The Hartwell

THE Hartwell is a *popular* home. Many, many families have selected it because they felt that this house combined every feature that goes to making up a perfect home. The Hartwell has been popular, not only because of its comfortable and convenient arrangement of rooms, but also because it is a model in appearance and design.

There's something distinctive and attractive about the high pitched roof that puts the Hartwell in a class by itself. Then, you can't help but be pleased with the way we've built the interior of this house. Convenient upon entering, but hidden from sight, is a cloak closet. The living room, dining room, and kitchen are large and well proportioned and a rear porch adds the final touch that spells completeness for the first floor.





The Hartwell A 24 x 28

Price	$1500.00
Five percent cash discount $75.00 net price	1425.00
Or $750.00 with order and $32.82 monthly for 24 months.	
Add for plaster or plaster board	64.00
Add for oak floors and trim living and dining rooms and stairs to landing	81.60
Add for clear maple floors entire first floor	31.00
Add for clear maple floors entire second floor	31.50
Add for clear maple floor kitchen and bath only	11.00

The Hartwell B 26 x 28

Price	$1600.00
Five percent cash discount $80.00 net price	1520.00
Or $800.00 with order and $35.00 monthly for 24 months.	
Add for plaster or plaster board	72.00
Add for oak floors and trim living and dining rooms and stairs to landing	88.20
Add for clear maple floors entire first floor	32.00
Add for clear maple floors entire second floor	32.50
Add for clear maple floor kitchen and bath only	9.00

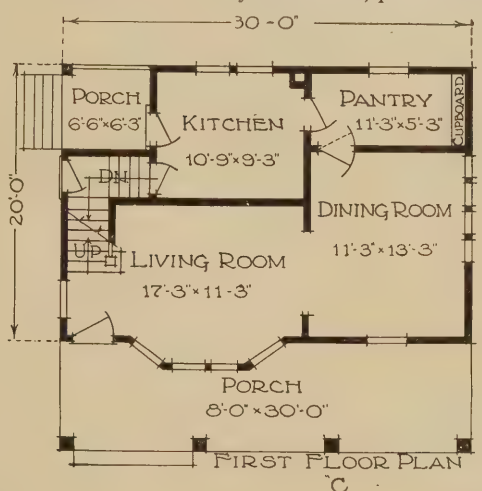
See specifications page 54

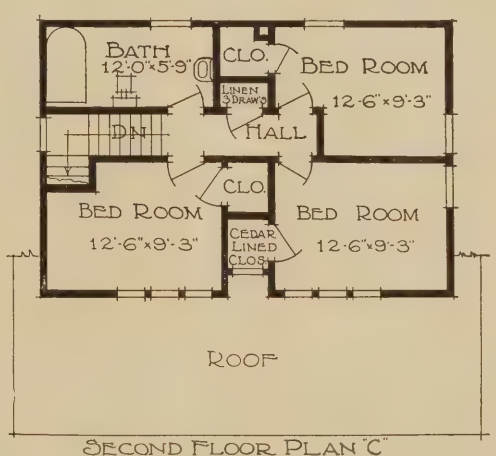
The Browning

THINK of this charming semi-bungalow as your home. Here you have solidity and character from every point of view. And not only do you have elegance in appearance, but you will find a marvelous amount of space inside.

Notice the generously modeled front porch—eight feet wide and extending the entire length of the house. Picture yourself on a summer evening here with your porch swing, your easy chairs, and the family or a group of friends enjoying the open air. Step inside the front door, which is of a typical bungalow style, into a big, cheery living room directly in front of an exceedingly handsome open stairway. You will notice a fine octagonal bay window in front, containing four large windows and a large cased opening connecting living and dining rooms. There is a model kitchen and a pantry large enough to be used as a breakfast room.

The second floor has ample space for three large bedrooms and a bath. Each bedroom has a fine closet and there is a roomy linen closet, provided with three drawers below and shelf room above.





The Browning

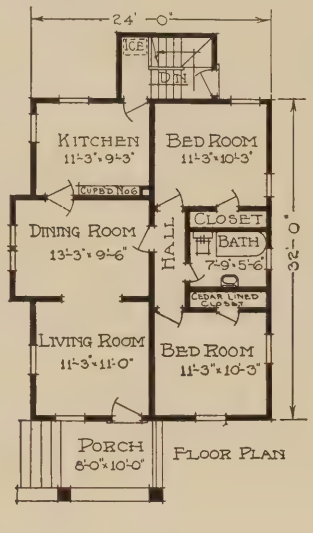
Price	$1456.00
Five percent cash discount $72.80 net price	1383.20
Or $728.00 with order and $31.85 monthly for 24 months.	
Add for plaster or plaster board	56.00

Add for oak floors and trim living and dining rooms and stairs to landing	$54.00
Add for clear maple floors entire first floor	24.00
Add for clear maple floors entire second floor	26.00
Add for clear maple floor kitchen, pantry and bath only	12.00

See specifications page 54

The Tarleton

Price	$1179.00
Five percent cash discount $58.95 . . net price	1120.05
Or $589.50 with order and $25.80 monthly for 24 months.	
Add for plaster or plaster board	44.00
Add for oak floors and trim living and dining rooms	40.00
Add for clear maple floors entire first floor	37.00
Add for clear maple floor kitchen and bath only	8.00



The Tarleton

A PLAIN, substantial home, with just sufficient ornament to relieve the severity of its straight lines, is a good, honest place for a man to live with his family. There's nothing fancy or faddish about the Tarleton, but it's *all there* in solid value and in good taste. That's what most people want for their home.

Here's how we broke the straight effect of that gable in front: by bringing the construction forward to the barge board and paneling it similar to the belt course which forms the relief for the side walls. Simple, isn't it?—but it makes all the difference in the world between an ugly, plain house and an attractive plain house that harmonizes in every detail.

Here, also, you have a good sized attic along with many other detailed comforts of this straight-forward, honest-looking home—The Tarleton.

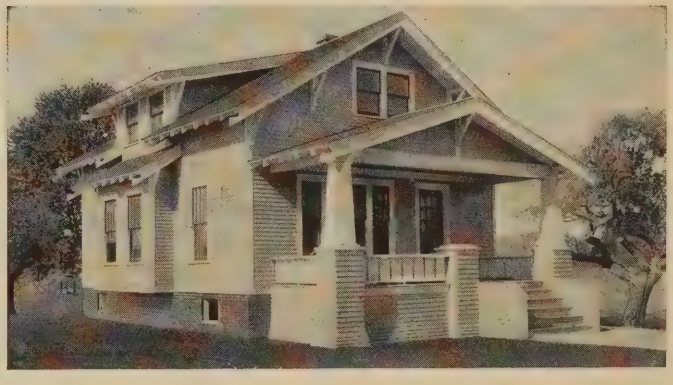
THERE you have the master-touch of the skilled architect in the attractive roof of the Clinton. Rather say "the various roofs," because there are varied styles of roofing over the porch, the dormer, the house proper and the bay window, every one of which contributes its share to the exquisite appearance of this home. The effect of those exposed rafters (evident enough in the photograph) is tremendously successful in the real, living house.

The interior is a model of convenience, comprising large living and dining rooms, plenty of wall space for large furniture, a downstair bedroom which can be used as a den or sewing room if you wish, the useful porch, and, at the head of the grade stairs sufficient room in which to set your refrigerator, keeping the ice man out of the kitchen.

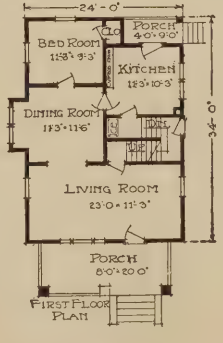
Just think how the architect might have spoiled it all by a hap-hazard combination and lack of proportion that would have made the house an unsightly misfit. *But he didn't* spoil it and now we proudly offer you the Clinton as a beautiful dwelling for the comfort of your family.

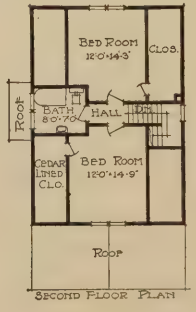
The Clinton

Price	$1498.00
Five percent cash discount $74.90 . . net price	1423.10
Or $749.00 with order and $32.77 monthly for 24 months.	
Add for plaster or plaster board	68.00
Add for oak floors and trim living and dining rooms	57.00
Add for clear maple floors entire first floor	35.00
Add for clear maple floors entire second floor	31.00
Add for clear maple floor kitchen, refrigerator room and bath only	9.00



The Clinton





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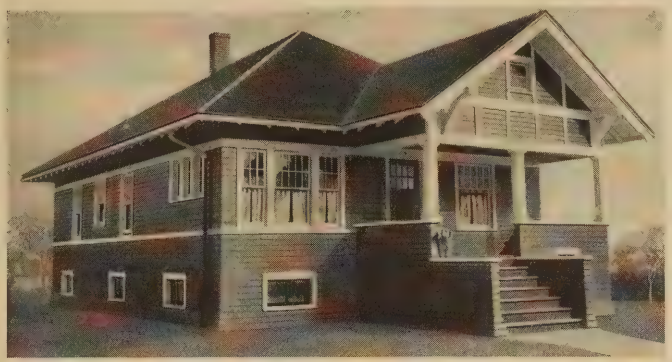


The Worthington

The Worthington

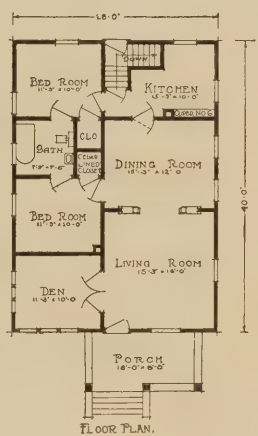
Price	$1260.00
Five percent cash discount $63.00 . . net price	1197.00
Or $630.00 with order and $27.57 monthly for 24 months.	
Add for plaster or plaster board	56.00
Add for oak floors and trim den, living and dining rooms	80.50
Add for clear maple floors entire first floor	51.00
Add for clear maple floor kitchen and bath only	9.00

Worthington colonnade included.

THE man who built the Worthington is an expert—and the house shows the result of this man's keen technical knowledge and experience in home building. You can have the full advantage of this famous architect's knowledge if you decide on the Worthington as the home for your family.

Judge for yourself of our expert's work. Look over the floor plan carefully and you can't help noticing how practical, how convenient, how comfortable it is. The Worthington makes a strong appeal to the man who has learned from bitter experience "what he does NOT want in a home."

There are houses—and houses. Think that over; and keep in mind that the Worthington is laid out in that free American style that is so consistent with the closest of home associations.



FLOOR PLAN.

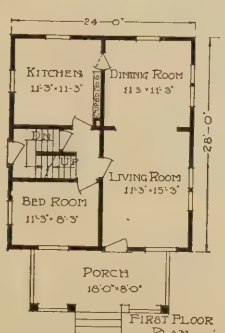
The Monroe

CAREFUL planning enriched the Monroe and transformed the original rough sketch we made of the house from a rather common type to the distinctive place you see in the photograph. You can see for yourself the exact knowledge of correct proportions that was necessary to make the Monroe simple in design but a little out of the ordinary, as well.

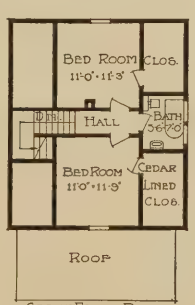
That's all interesting, but here's a feature that you can't overlook; the stairway and second floor, with the bedrooms and bath, roomy closets, and the economy of space.

What does economy of space mean to you? The answer is "Economy of time and strength in taking care of the house day by day." The downstairs carries this idea of economy still further, providing for a den or bedroom in addition to the regulation first floor rooms.

The Monroe is designed to save the housewife—to make her work as light and as pleasant as possible.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

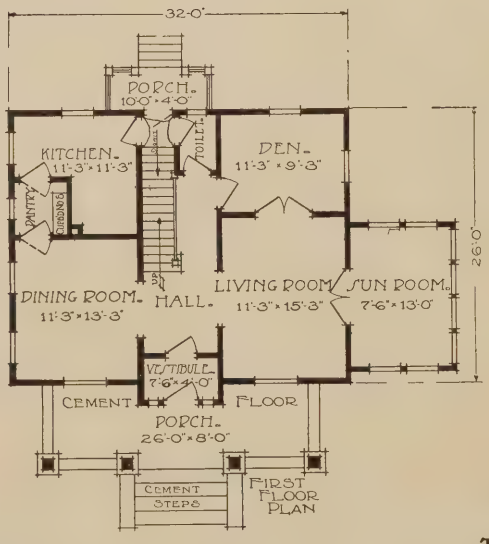
The Monroe

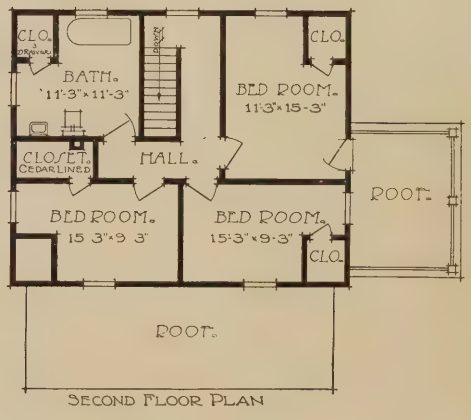
Price	$1159.00
Five percent cash discount $57.95 . . net price	1101.05
Or $579.50 with order and $25.36 monthly for 24 months.	
Add for plaster or plaster board	56.00
Add for oak floors and trim living and dining room	46.00
Add for clear maple floors entire first floor	31.50
Add for clear maple floors entire second floor	23.00
Add for clear maple floor kitchen and bath only	9.00

See specifications page 54

The Classic

THE Classic is a cozy home which invites the sunshine. Every nook and corner fairly reflects comfort and cheer. The full casement windows give a flood of illumination. Every detail is artistic, a final touch being found in the beautiful fireplace. Study the Classic well.

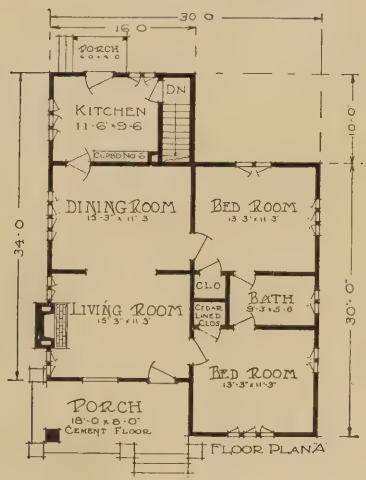




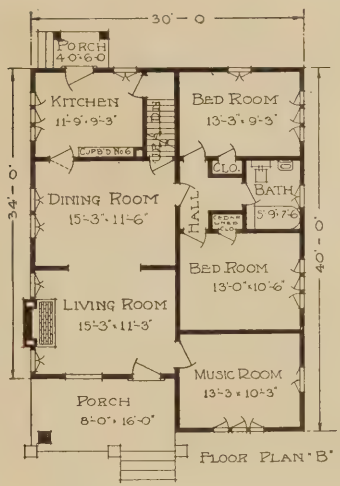
The Waldemar

Price	$1880.00
Five percent cash discount $94.00 net price	1786.00
Or $940.00 with order and $41.13 monthly for 24 months.	
Add for plaster or plaster board	80.00
Add for oak floors and trim vestibule hall, den, living and dining rooms, sun room and stairs to landing	173.00
Add for clear maple floors entire first floor	$43.50
Add for clear maple floors entire second floor	34.50
Add for clear maple floor kitchen, pantry, toilet, rear entry and bath only	14.50

See specifications page 54



FLOOR PLAN A



FLOOR PLAN "B"

The Classic Plan A

Price	$1253.00
Five percent cash discount $62.65 . . . net price	1190.35
Or $626.50 with order and $27.41 monthly for 24 months.	
Add for plaster or plaster board	48.00
Add for oak floors and trim living and dining rooms	54.50
Add for clear maple floors entire first floor	43.30
Add for clear maple floor kitchen and bath only	8.50

The Classic Plan B

Price	$1456.00
Five percent cash discount $72.80 . . . net price	1383.20
Or $728.00 with order and $31.85 monthly for 24 months.	
Add for plaster or plaster board	52.00
Add for oak floors and trim living and dining rooms	57.50
Add for clear maple floors entire first floor	54.00
Add for clear maple floor kitchen and bath only	8.00

See specifications page 54

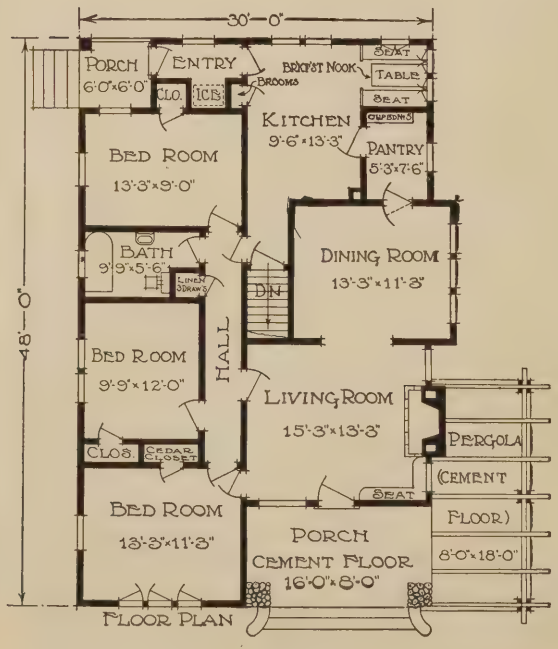
The Waldemar

A HOME to find favor with those who love aristocratic lines in architecture. A distinctly individual design. Notice the elegant brick porch piers and rail and the original, unique roof treatment—a style which combines dignity and refinement.

The Gardina

THIS delightful Sterling home is a perfect example of the rambling bungalow type. It will be a reminder of the artistic homes of California to those who have visited that part of our country. Notice the low, sweeping roof—the prominence of horizontal lines in the pergola and roof—the cobblestone chimney—and the columns and walls.

Notice the three big, airy bedrooms and the bath, all conveniently situated. Then there is the fireplace, which throws its cheery light throughout the living room. This room also has a window-seat providing a cozy corner. Go through to the rear and you will notice that a convenient pantry connects the dining room and kitchen. A special effort has been put upon this kitchen to make it perfect. A breakfast nook and a back porch complete an arrangement which we believe is ideal in a dwelling of this type. Picture to yourself the happiness of having a home like this with luxuriant vines and shrubbery in summer and the warm glow of the firelight on blustery nights in winter. All yours at a price which means a wonderful saving.



FLOOR PLAN

The Gardina

Price	$1820.00
Five percent cash discount $91.00 . . . . net price	1729.00
Or $910.00 with order and $39.82 monthly for 24 months.	
Add for plaster or plaster board	72.00
Add for oak floors and trim living and dining rooms. .	66.00
Add for clear maple floors entire first floor	61.00
Add for clear maple floor kitchen, broom closet, breakfast nook, entry, pantry, and bath only . .	16.00

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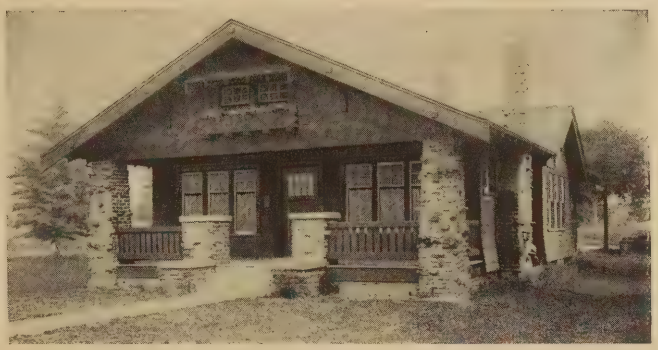


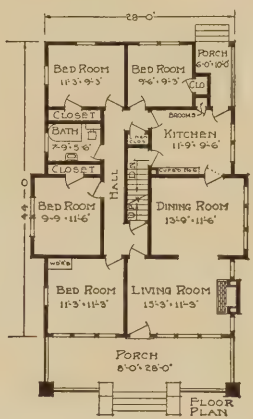
The Ashland

SYMMETRICAL and shapely even to the smallest detail, the Ashland commands irresistible consideration as it attracts instant attention from those who pass an ordinary house without so much as a second glance. It's impossible to add a single feature that would enhance the charm of this rare design. All the true and lasting characteristics of the bungalow type are embodied in this fascinating production. You can see that the slightest alteration would release the entire balance and the Ashland would revert to the commonplace. You can see, too, that not the slightest slip was permitted in the architectural construction of the house and the Ashland stands today complete, distinctively individual and comely.

Did you ever see such an interior arrangement? It's something absolutely new—our latest achievement in home planning. Designed for a large family, the rooms are large and extra bedrooms have been built to accommodate every need of growing children. There's a bath convenient to the sleeping quarters that you'll fully appreciate after you have lived in the Ashland two or three weeks.

The Ashland

Price	$1688.00
Five percent discount $84.40 . . . net price	1603.60
Or $844.00 with order and $36.93 monthly for 24 months.	
Add for plaster or plaster board	68.00
Add for oak floors and trim living and dining rooms	60.00
Add for clear maple floors entire first floor	57.50
Add for clear maple floor kitchen and bath only	8.00



The Elberta

THE acme of beauty and perfection! The home is quite enveloped by a host of charming features, blending to create an unsurpassable appearance, and permeating the interior of the house to establish the ideal bungalow—the Elberta.

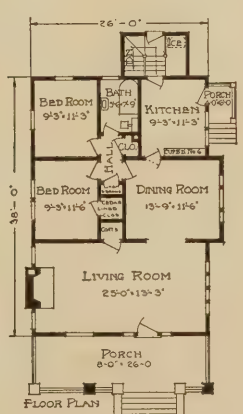
The soft, white, tapered trim of the windows beautifies the outside of the bungalow, accentuating as it does the light brown of the walls. There's the porch with the lattice trellis of delicacy and taste that seems to put the final touch to the proportion and balance of the arrangement in front. Then, the wide projecting eaves and the brackets, so cleverly arranged, enhance the charm of the Elberta's beauty and bring it to the highest point of perfection.

The interior befits the exterior,—in design, in comfort, in appearance. A big living room, 25 feet long, handy rear porch, grade entrance in rear with convenient space for ice box, and an unusual number of closets are the important and predominating features inside.

Before you look away from the Elberta, just think how delightful it would be to have for your home a bungalow, ideal in physical aspect, that does not sacrifice a single comfort or an unnecessary penny to faddish design or decoration. We feel that we have set a new standard in bungalow designing. The Elberta is at the height of that new standard.

The Elberta

Price	$1465.00
Five percent cash discount $73.25 net price	1391.75
Or $732.50 with order and $32.05 monthly for 24 months.	
Add for plaster or plaster board	56.00
Add for oak floors and trim living and dining rooms	66.00
Add for clear maple floors entire first floor	47.50
Add for clear maple floor kitchen and bath only	8.00



See specifications page 54

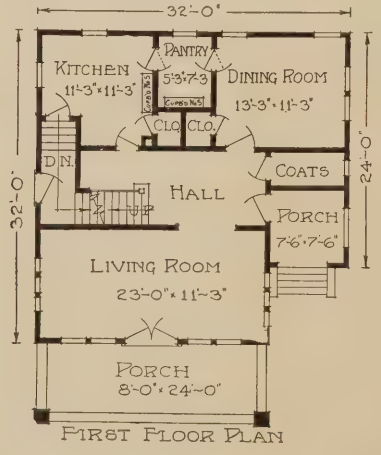
The Fairmont

UNUSUAL and unusually beautiful is the Fairmont. The home was planned and executed with the sole intent to devise something that differed from the ordinary run of dwellings. You can see for yourself that the architect succeeded in the accomplishment of his purpose for the Fairmont stands a unique tribute to the genius of Sterling System homes. Don't think, however, that a solitary convenience was neglected in the effort to produce a novel and artistic effect.

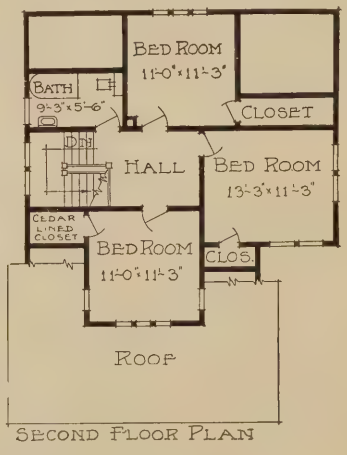
You enter the Fairmont by way of a small, open vestibule into a hall, made beautiful and attractive by its open stairway. The hall, by the way, has a coat closet with a window in it and you can very well use this closet for a telephone room.

Through French doors, you pass from the living room onto a spacious porch, inaccessible from the street. So private, in fact, is this second porch that it becomes practically an open air living room.

Every room in the Fairmont gives evidence of the convenience afforded by modern architecture.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

The Fairmont

Price	$1987.00
Five percent cash discount $99.35 . . . . . net price	1887.65
Or $993.50 with order and $43.47 monthly for 24 months.	
Add for plaster or plaster board	76.00
Add for oak floors and trim hall, living and dining rooms, and stairs and landing	142.40
Add for clear maple floors entire first floor	$46.50
Add for clear maple floors entire second floor	36.00
Add for clear maple floor kitchen and closet, pantry, and bath only	12.00

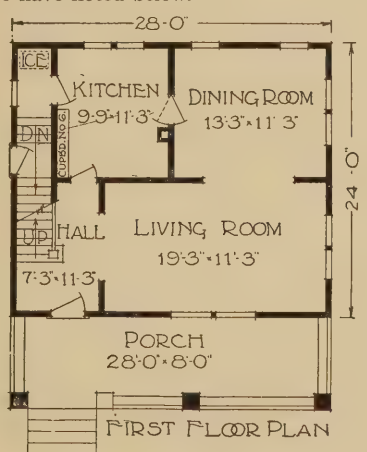
See specifications page 54

The Clifton

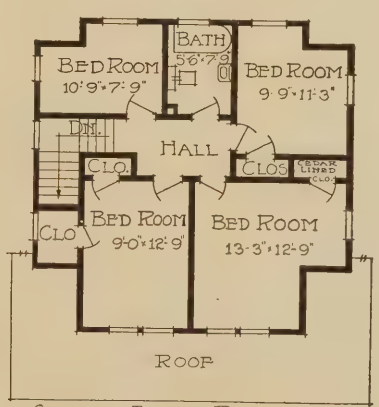
HERE is the Clifton. Sturdy in design, modern and complete in every particular. The broad sloped roof raised up in the center to cover the dormer, runs down over the front porch and produces an effect which is highly original. You will like this style of architecture the more you see of it and you will find that the layout of the rooms that this style makes possible is most convenient and comfortable. This is another one of the Sterling System houses which has passed the test of time. That's why we want you to look so carefully at this house before you make a decision.

We want you to look at the wide arches which add practically another room to the house. We want you to notice that the window trim is very pleasing. You can see that the maximum of light has been provided for every room. Why not open your door to real comfort and to more happiness? The Clifton is easy to manage with the living room, dining room, reception hall, kitchen, and refrigerator room on the first floor, and the four bedrooms and bath on the second.

The Clifton can be your home, complete and perfect in every detail, *all* for the profit-sharing price that we have noted below.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

The Clifton

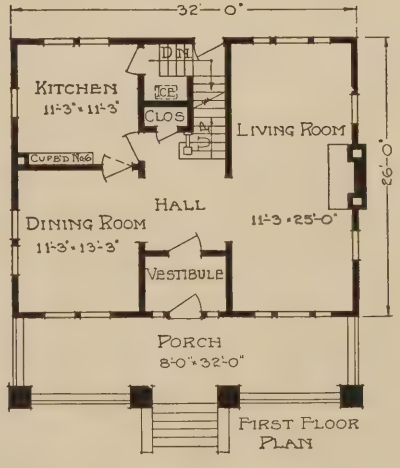
Price	$1562.00
Five percent cash discount $78.10 . . . . . net price	1483.90
Or $781.00 with order and $34.17 monthly for 24 months.	
Add for plaster or plaster board	68.00
Add for oak floors and trim hall, living and dining rooms, and stairs to landing	78.00
Add for clear maple floors entire first floor	$30.00
Add for clear maple floors entire second floor	31.50
Add for clear maple floor kitchen, refrigerator room, and bath only	9.00

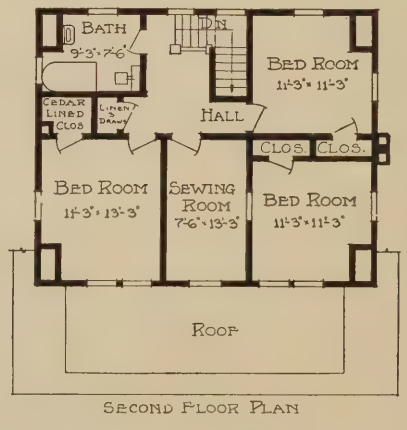
See specifications page 54

The Ellsbury

IT would be easy to enthuse for hours over the Ellsbury—a home of true distinctive quality where the owner gets two stories for one in a bungalow type of house. The way this happens is simple: the broken roof makes possible full sized windows in the large front dormer. You can see at a glance how this added light, added ventilation, and extra rooms transform a small house into one of good, comfortable, size and convenience.

The exterior treatment of the Ellsbury is new. It's brand-new and you'll like it immensely. The Ellsbury makes a splendid first impression—that's half the battle—and it creates a lasting feeling of good taste and true style. Light in profusion greets you as you enter. A dark, gloomy house bespeaks the gloomy character of the owner. The Ellsbury fairly shouts good cheer and light-heartedness the very moment you open the door.





The Ellsbury

Price	$1789.00
Five percent cash discount $89.45 net price	1699.55
Or $894.50 with order and $39.14 monthly for 24 months.	
Add for plaster or plaster board	80.00
Add for oak floors and trim vestibule, hall, living and dining rooms, and stairs to landing	118.00
Add for clear maple floors entire first floor	$37.00
Add for clear maple floors entire second floor	36.00
Add for clear maple floor kitchen, refrigerator room, and bath only	11.00

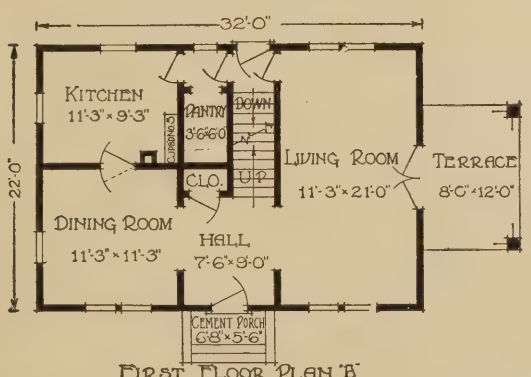
See specifications page 54

The Rembrandt

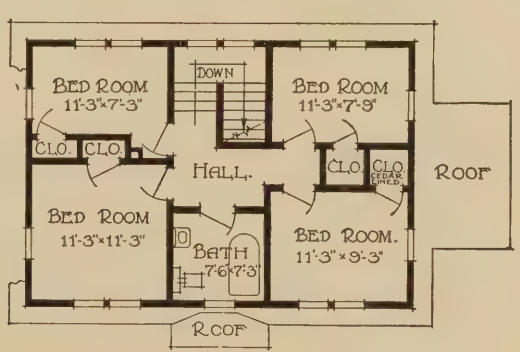
WHEN you enter the hall of the Rembrandt, you get a broad view of practically the entire first floor. The effect of this sudden opening is welcoming and warming. Following are just a few of the many features that go to make up the complete Dutch Colonial home—the Rembrandt: Sterling French doors between the living room and the terrace; Sterling cupboard in the kitchen; also an outside entrance and rear stairs leading to the main stairway landing.

The second floor is arranged to carry out the idea of roomy hospitality, made possible by the colonial style of architecture.

There are two big things to keep in mind about the Rembrandt. First, it's a genuine, Dutch Colonial house with the facade entrance, window shutters and terrace, gambrel roof. Second, Sterling System makes it possible for anyone to own this solid, substantial home. We don't have to say, "The price is reasonable." You can see for yourself that the Rembrandt is an exclusive *bargain* among high values. Write us for further information.



FIRST FLOOR PLAN "B"



SECOND FLOOR PLAN "B"

The Rembrandt B

Price	$1677.00	Add for oak floors and trim hall, living and dining rooms, and stairs to landing	$102.00
Five percent cash discount $83.85 net price	1593.15	Add for clear maple floors entire first floor	31.50
Or $838.50 with order and $36.69 monthly for 24 months.		Add for clear maple floors entire second floor	31.00
Add for plaster or plaster board	56.00	Add for clear maple floor kitchen, pantry, and bath only	11.00

See specifications page 54

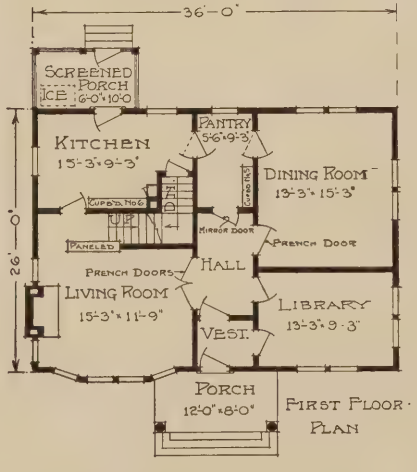
The Hanover

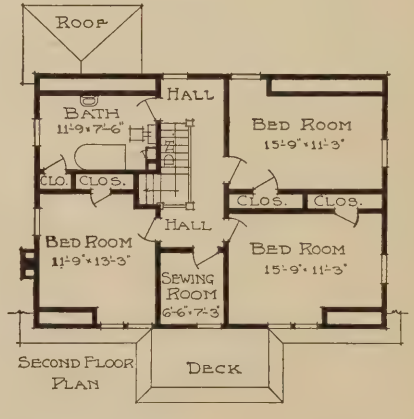
THE Hanover is a modern home. As a whole, it is simple and pleasing in design and the gambrel roof borders ever so slightly on the Dutch Colonial type. The front elevation is delightful, with the bay window on the left and the beautiful front porch and dormer. Do you see that little winker in the roof? That's just as essential to this particular roof as a steeple is to a church.

Inside the house, there's a library, den, or office at the front that is accessible from both the vestibule and the hall. Then, there is a unique stair arrangement for the steps are hidden from view by special panel work. The hall has depth and a mirror door heightens this pleasing effect. From this hall, you can enter every room on the first floor—an arrangement that contributes greatly to the convenience and comfort of the home.

When summer time comes, you'll be glad that we have furnished screens for the porch in the rear.

We're offering the Hanover to you at a very reasonable figure because we want you to be able to own and to live in a home that is modern in every respect.





The Hanover

Price	$2053.00	Add for oak floors and trim vestibule, hall, library, living and dining rooms, and stairs to landing	$147.00
Five percent cash discount $102.65 net price	1950.35	Add for clear maple floors entire first floor	43.00
Or $1026.50 with order and $44.91 monthly for 24 months.		Add for clear maple floors entire second floor	39.50
Add for plaster or plaster board	88.00	Add for clear maple floor kitchen, pantry, and bath only	15.50

See specifications page 54

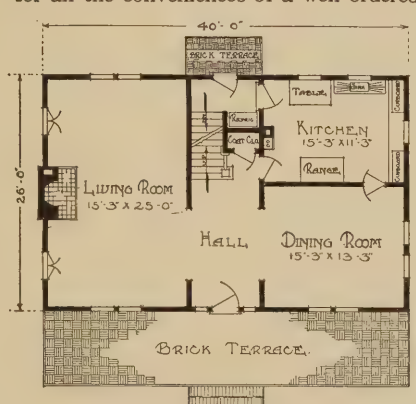
The Van Dyke

THIS attractive Dutch Colonial Home was designed and erected under the supervision of our Women Advisers. To them you owe the privilege of purchasing a true home of this type, cut-to-fit and all ready to nail together. The well balanced gambrel roof which comes down over the front and rear dormers differs radically in many respects from the commonplace but is not freakish. Correct proportion is maintained throughout and every feature is in strict accord with the accepted rules of architecture.

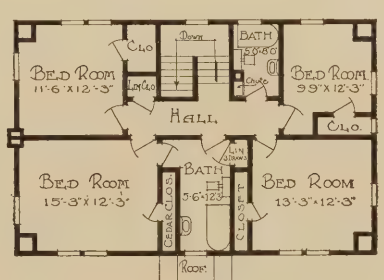
Note the effect of the front entrance with its beautiful door and side-lights surmounted by the simple circular hood. This, together with the beautiful windows and shutters, makes a pleasing combination.

A casual study of the simple floor layout is all that is needed to convince you that we have provided for all the conveniences of a well ordered home.

The wise man builds for comfort and convenience but never loses sight of economy. He makes every dollar count but does not sacrifice looks to save a few dollars. This home offers you everything to be desired—convenience, style, and beauty—all at a *very* moderate price.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

The Van Dyke

Price	$2224.00	Add for clear maple floors entire first floor	$46.00
Five percent cash discount $111.20 net price	2112.80	Add for clear maple floors entire second floor	47.50
Or $1112.00 with order and $48.65 monthly for 24 months.		Add for clear maple floor kitchen, refrigerator room, and bath only	13.50
Add for plaster or plaster board	100.00		
Add for oak floors and trim hall, living and dining room, and stairs to landing.	112.00		

See specifications page 54

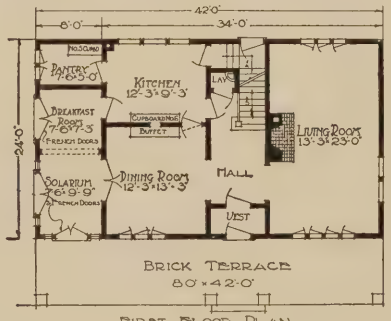
The Meadow-Moor

THE Meadow-Moor is an exquisite type of true English architecture. Yet, unlike many examples of this externally attractive style, Meadow-Moor possesses all the interior features that make for comfort in an ordinary home. Modern conveniences, combined with the delightful English appearance, make this home very satisfactory for all purposes.

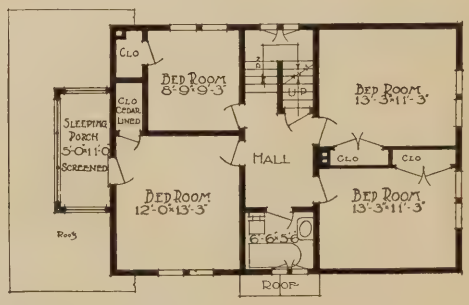
The arrangement of the breakfast room and solarium is appropriate above all. The plan is right in line with the basic scheme used in constructing this beautiful home. Look at the floor plans as they are outlined below. Can you improve on the clever way the rooms are laid out, both upstairs and down? The second floor appointments are absolutely complete in every detail while the second floor balcony provides a sleeping porch that is five by eleven feet.

A house that cost $8,000 could not look more attractive and, indeed, you usually find the thatched roof effect and stucco finish of Meadow-Moor in houses that cost in the neighborhood of seven or eight thousand dollars. However, Sterling System makes possible the furnishing of best materials for Meadow-Moor and an interior design of exquisite finish at a price of $1189.00 for a first payment and the balance to be paid like rent at the rate of $52.02 per month for two years. There's a real proposition. Rent a house for two years—and it's YOURS.

Won't you drop us a card asking for more information about Meadow-Moor? We haven't told you a third of its beauties and advantages!



FIRST FLOOR PLAN



SECOND FLOOR PLAN

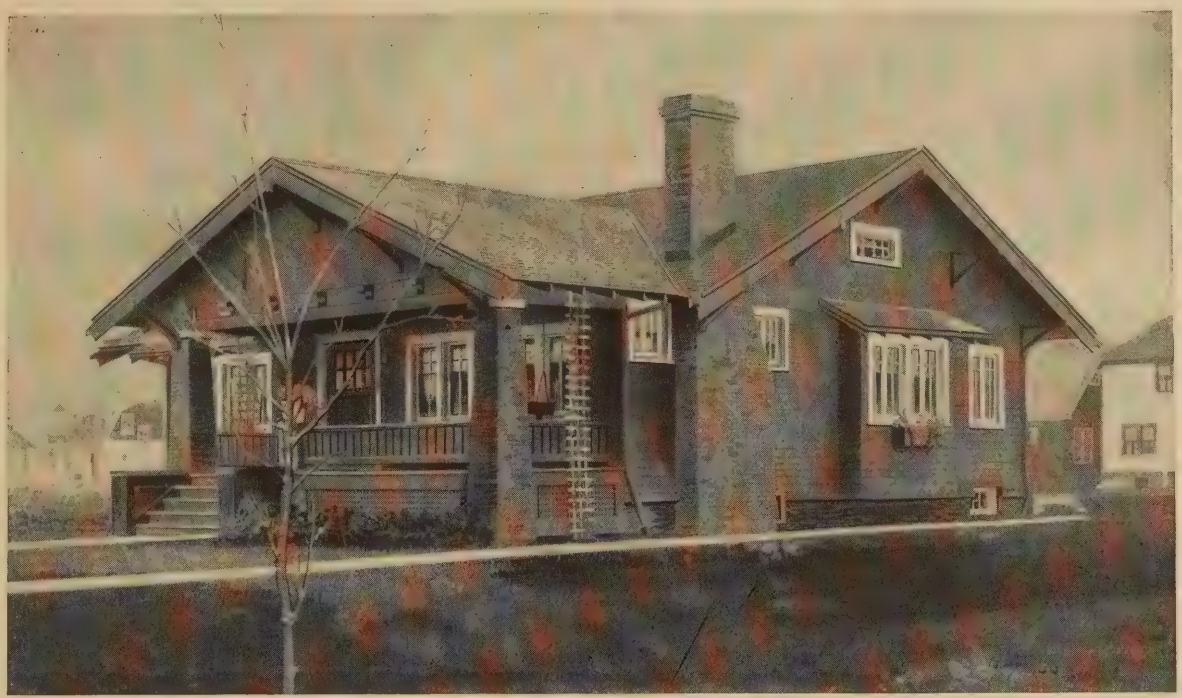
The Meadow-Moor

Price	$2378.00
Five percent cash discount $118.90 net price	2259.10
Or $1189.00 with order and $52.02 monthly for 24 months.	
Add for plaster or plaster board	88.00
Add for oak floors and trim vestibule, hall, living and dining rooms, solarium, breakfast room, and stairs to landing	227.00

Add for clear maple floors entire first floor	$45.00
Add for clear maple floors entire second floor	46.00
Add for clear maple floor kitchen, pantry, and bath only	10.00

Meadow-Moor Buffet included.

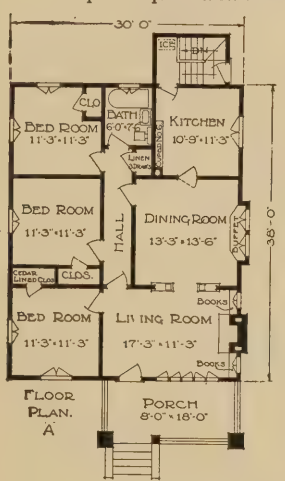
See specifications page 54

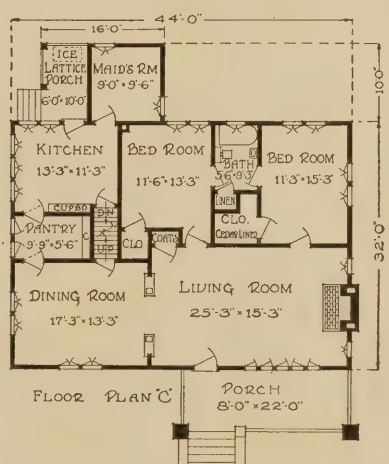


One Story Ma Cherie

A FAMOUS southern bungalow type, noted for its broad lines and its substantial, craftsman-like appearance. The massive porch on the front with its wide, projecting cornice and well proportioned columns, as well as the handsome fireplace chimney and bay window give the external appearance a certain peculiar attractiveness that makes this home a model among homes of the bungalow type. On each side of the front steps, you will notice the paneled, wooden approaches which make a ledge in the summer for flowers and ferns.

We cannot begin to give you all the particulars in this small space but we'll gladly furnish every detail upon request and without any obligation on your part.





The Ma Cherie A

Price	$1596.00
Five percent cash discount $79.80 . . . net price	1516.20
Or $798.00 with order and $34.92 monthly for 24 months.	
Add for plaster or plaster board	56.00
Add for oak floors and trim living and dining rooms	82.00
Add for clear maple floors entire first floor	54.00
Add for clear maple floor kitchen and bath only	8.50
Add for buffet, yellow pine $38.50; oak	42.00
Add for bookcase, yellow pine $24.00; oak	28.00

Worthington colonnade included.

The Ma Cherie C

Price	$1947.00
Five percent cash discount $97.35 . . . net price	1849.65
Or $973.50 with order and $42.60 monthly for 24 months.	
Add for plaster or plaster board	64.00
Add for oak floors and trim living and dining rooms	107.00
Add for clear maple floors entire first floor	70.00
Add for clear maple floor kitchen, pantry, and bath only	12.00

Worthington Colonnade included.

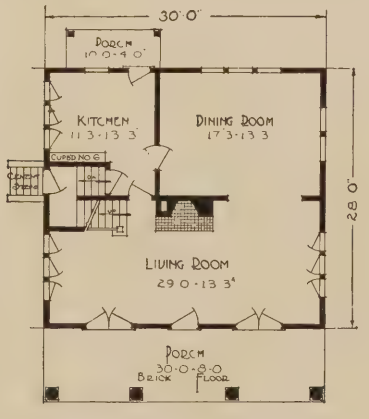
See specifications page 54

The Pilgrim

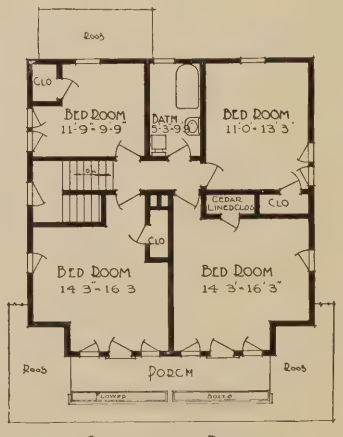
THE Pilgrim is as sound and true as the name implies. With its full width front porch covered by the extended main roof, you are at once impressed with the fact that the house is unusually substantial. When you go inside, you find French windows providing entrance to the living room with its open fireplace. There are full length French windows in front and casement windows throughout the first floor, giving excellent light and making a most artistic appearance.

Then upstairs—four splendid spacious corner bedrooms with casement windows and big closets and central bath. We want you to notice particularly the terrace and the charming flower boxes in front of the upstairs windows. This is a tone that is charming and exquisite.

The Pilgrim is a wonderful home not only because it is attractive just as a house, but because there is a touch of discrimination and thoughtfulness throughout its entire construction that will make you become more and more attached to it every day that you live in it.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

The Pilgrim

Price	$1986.00
Five percent cash discount $99.30 net price	1886.70
Or $993.00 with order and $43.45 monthly for 24 months.	
Add for plaster or plaster board	64.00
Add for oak floors and trim living and dining rooms and stairs to and including landing	$118.00
Add for clear maple floors entire first floor	38.00
Add for clear maple floors entire second floor	41.00
Add for clear maple floor kitchen and bath only	8.50

See specifications page 54

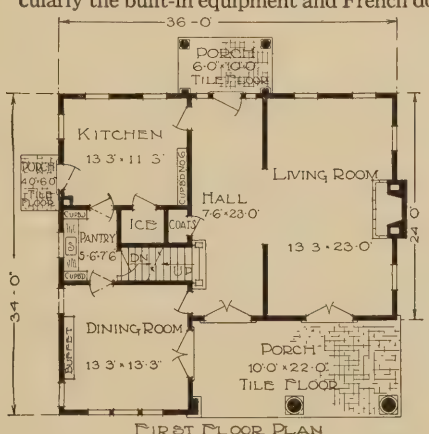
The Lawnsette

PARTICULARLY adapted to suburban or rural location—the Lawnsette home is indeed a novel design, embodying all of the desirable features of the colonial home with an attractive entrance at rear and front. Can you imagine anything more restful and pleasant than the garden view as shown in the photo above?

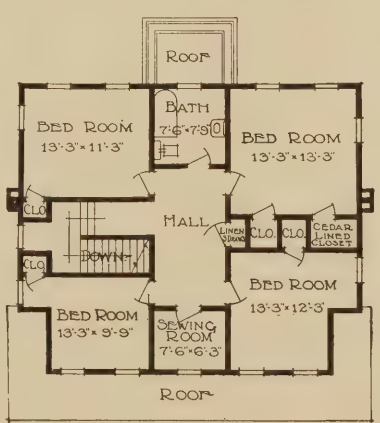
The porch, with its massive columns, and the broad, liberal dormer with the home-like flower boxes, give an impression of good, private comfort, while the front entrance of true colonial pattern gives the final touch of aristocratic dignity to the Lawnsette.

There's a very attractive living room with a big open fireplace for wintry nights and you'll notice that we have put windows on two sides and French doors on a third. We have made a room that is in every sense a "living room"—light, cheerful, private, comfortable.

We do not believe any improvement can be made in the floor plans. Inspect them carefully, noting particularly the built-in equipment and French doors.



FIRST FLOOR PLAN



SECOND FLOOR PLAN.

The Lawnsette

Price	$2530.00	Add for clear maple floors entire first floor	$45.00
Five percent cash discount $126.50 net price	2403.50	Add for clear maple floors entire second floor	49.00
Or $1265.00 with order and $55.35 monthly for 24 months.		Add for clear maple floor kitchen, refrigerator room, pantry, and bath only	14.50
Add for plaster or plaster board	100.00	Windemere Buffet included.	
Add for oak floors and trim hall, living and dining rooms, and stairs to landing	163.00		

See specifications page 54

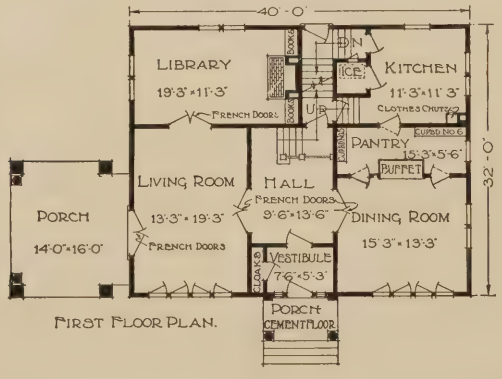
The Avon

A PALATIAL home that is a true achievement! The Avon is a monument to a type of architecture that is distinctly American, that bespeaks refinement in the smallest details and in the broadest sweeping lines. You can follow the perfect development of the Avon from the wide spreading cornice of the roof down to the lawn below. Each particular item has been completed only after hours of continuous and careful study.

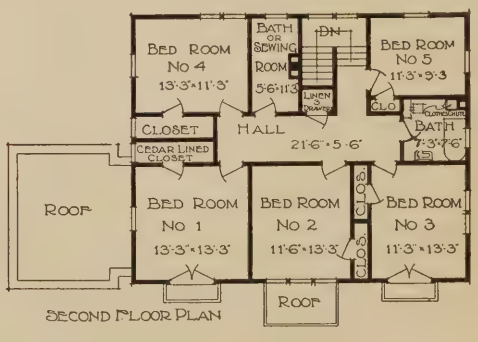
The design of the Avon is so finished, so truly American, that you will be proud to call it your home every day of your life. If a man cannot be proud of his home, he misses a feeling of Americanism that should thrill him the moment he enters his dwelling. We're immensely proud of the Avon because it's so representative of "Uncle Sam."

To get down to a few details, you'll like the floor plan with the hall, stairway, and closet in the center of the layout, the built-in buffet in the dining room, French doors, and convenient cupboards. On the second floor, there are five bedrooms and a bath. Surely this is a commodious and a pleasant upstairs.

The material that goes into the Avon is absolutely guaranteed by us to be satisfactory in every way. Sterling System means Sterling quality. Sterling System also means that you can purchase such a palatial residence as the Avon at a figure that is very reasonable.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN

The Avon

Price	$3340.00
Five percent cash discount $167.00 . . . . . net price	3173.00
Or $1670.00 with order and $73.07 monthly for 24 months.	
Add for plaster or plaster board	124.00
Add for oak floors and trim vestibule, hall, library, living and dining rooms, and stairs to and including front landing	289.50
Add for clear maple floors entire first floor	$58.50
Add for clear maple floors entire second floor	59.50
Add for clear maple floor kitchen, refrigerator room, pantry, and bath only	17.50
Special buffet included.	
Bookcases included.	

See specifications page 54

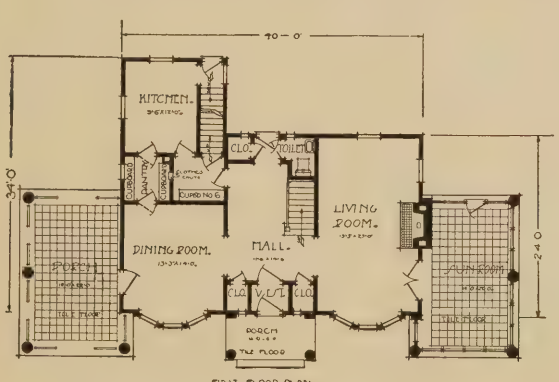
The Vernon

PERSONALITY! The Vernon is a home with marked personality. From the dignity of wide siding to the quaint scroll brackets over the porches, refinement and culture predominate the atmosphere of this home. Elaborately detailed without confusion, luxurious without ostentatious display, a delightful masterpiece.

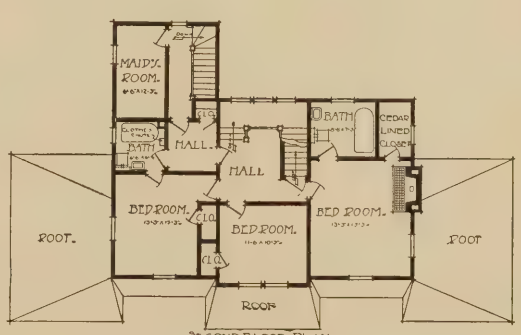
The sunroom on the right gives a distinctive, modern touch to the home and is balanced by the spacious porch on the other side.

The green shutters, savoring of New England, are of modern design and lend a sufficient amount of color to contrast with the white severity of the walls. The entrance is a marvel of simplicity—a little less and there would be nothing—a little more and the entire charm would be lost in complex detail.

We are pleased to offer you the Vernon. It is a worthy contribution to modern architecture and a colossal monument to Sterling System achievement and success.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

The Vernon

Price	$3750.00
Five percent cash discount $187 50 . . . . . net price	3562.50
Or $1875.00 with order and $82.04 monthly for 24 months.	
Add for plaster or plaster board	96.00
Add for oak floors and trim, vestibule, hall, front closets, living and dining rooms and stairs to landing	256.00
Add for clear maple floors entire first floor	$50.50
Add for clear maple floors entire second floor	49.50
Add for clear maple floor kitchen, pantry, rear hall, toilet and baths only	17.00

See specifications page 54

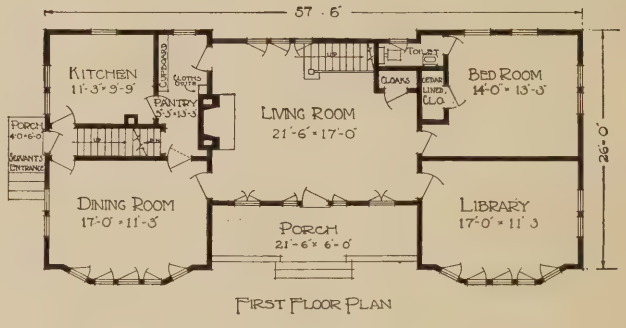
The Monseigneur

WE offer this charming English Tudor residence as an example of "a perfect home;" perfect architecturally, perfect in its beauty, perfect in the comfort and convenience it affords. The Monseigneur is more than a house. It is an achievement.

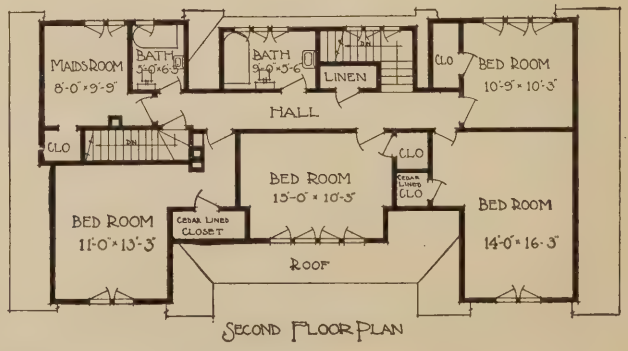
Just look how gracefully the lines of Monseigneur follow the Tudor style in sweep and symmetry, how every line is poised in highest character. You must agree that this residence is artistically imposing.

But there is more to it than just the appearance. The living room, 21½ x 17 feet, is a wonderful room, correctly proportioned, admitting a flood of light if you wish it, so comfortable and home-like. Then, there's a dining room of splendid size, a library and a down-stairs bedroom with closet and toilet. The upstairs is delightful: three large, front bedrooms, maid's room and bath, and plenty of closet space.

The story of Monseigneur is complete when we say that this Tudor residence is marvelously complete and ideally arranged throughout.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

The Monseigneur

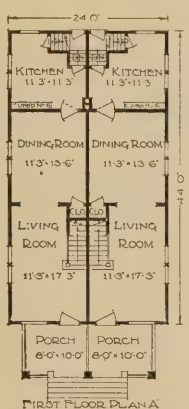
Price	$3158.00
Five percent cash discount $157.90 . . . net price	3000.10
Or $1579.00 with order and $69.08 monthly for 24 months.	
Add for plaster or plaster board	120.00
Add for oak floors and trim living and dining rooms, library and main stairs to landing	217.50
Add for oak floors and trim library	22.00
Add for clear maple flocrs entire first floor	62.50
Add for clear maple floors entire second floor	56.50
Add for clear maple floor kitchen, pantry, lower stair halls; toilet and baths only	16.50

See specifications page 54

The Woodlawn

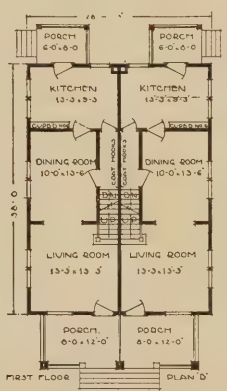
TWO homes in one! That is the Woodlawn—a model two story residence for two families. Here you can live in a large and distinctively beautiful house while bearing the expense of but half of it. At the same time the income from the other half is an aid in paying for the investment. It is a real home, with the living rooms below and the sleeping rooms and bath on the floor above.

There is something appealingly homelike in the clean cut, straightforward lines of the Woodlawn. The shutters, the wide front porch and balcony, and the broad, inviting front steps bespeak its character—a comfortable, convenient, "homey" home. We'll be glad to tell you all about the details if you will but write us about it.

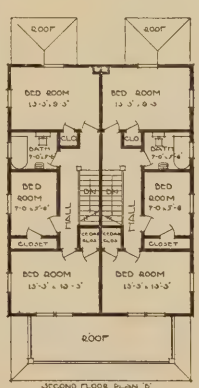


FIRST FLOOR PLAN A

SECOND FLOOR PLAN A



FIRST FLOOR PLAN B



SECOND FLOOR PLAN B

The Woodlawn Plan A

Price	$2251.00
Five percent cash discount $112.55 net price	2138.45
Or $1125.50 with order and $49.25 monthly for 24 months.	
Add for plaster or plaster board	104.00
Add for oak floors and trim living and dining rooms and stairs to landing	129.00
Add for clear maple floors entire first floor	45.00
Add for clear maple floors entire second floor	45.00
Add for clear maple floor kitchen and bath only	17.00

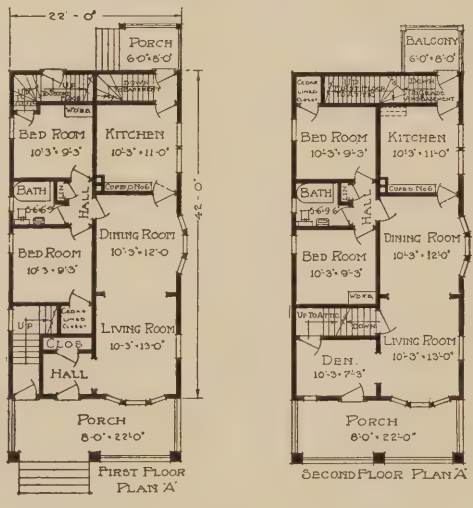
The Woodlawn Plan B

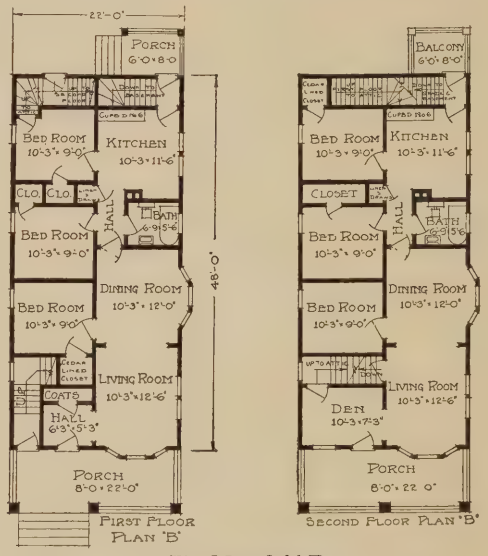
Price	$2358.00
Five percent cash discount $117.90 net price	2240.10
Or $1179.00 with order and $51.58 monthly for 24 months.	
Add for plaster and plaster board	112.00
Add for oak floors and trim living and dining rooms and stairs to landing	121.00
Add for clear maple floors entire first floor	47.50
Add for clear maple floors entire second floor	47.50
Add for clear maple floor kitchen and bath only	17.50

See specifications page 54

The Mansfield

THIS duplex or two family home is furnished at the prices quoted with siding instead of brick veneer as shown above. The necessity to combine economy with comfort has lead many people to put up one of these wonderful duplex houses.





The Mansfield A

Six inch bevel siding furnished instead of brick veneer.

Price	$2241.00
Five percent cash discount $112.05 net price	2128.95
Or $1120.50 with order and $49.03 monthly for 24 months.	
Add for plaster or plaster board	106.00
Add for oak floors and trim first floor hall, living and dining rooms	64.50
Add for clear maple floors first floor kitchen and bath only	9.00
Add for clear maple floors entire first floor	39.50
Add for oak floors and trim second floor den, living and dining rooms and front stairs and entry first to second floor	81.00
Add for clear maple floors second floor kitchen and bath only	9.00
Add for clear maple floors entire second floor	39.50
Write for prices on plan "C" 24 x 42	

The Mansfield B

Six inch bevel siding furnished instead of brick veneer.

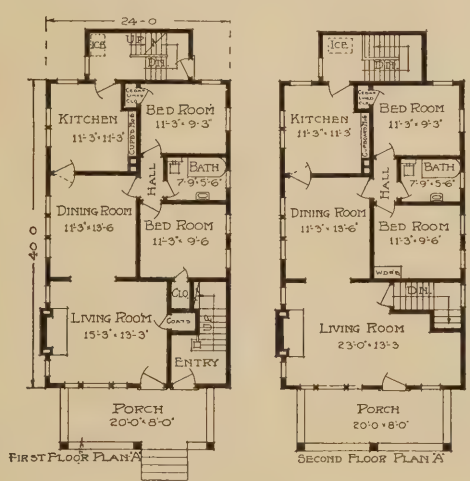
Price	$2471.00
Five percent cash discount $123.55 net price	2347.45
Or $1235.50 with order and $54.06 monthly for 24 months.	
Add for plaster or plaster board	122.00
Add for oak floors and trim first floor hall, living and dining rooms	66.00
Add for clear maple floors first floor kitchen and bath only	10.50
Add for clear maple floors entire first floor	45.50
Add for oak floors and trim second floor den, living and dining rooms, front stairs and entry first to second floor	82.50
Add for clear maple floors second floor kitchen and bath only	10.50
Add for clear maple floors entire second floor	45.50
Write for prices on plan "D" 24 x 48	

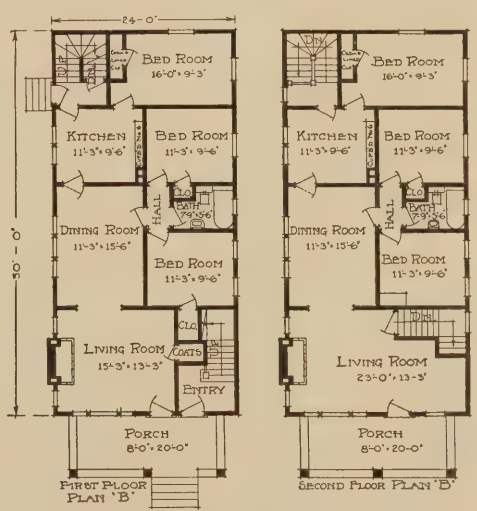
See specifications page 54

The Grenadier

THE Grenadier is a perfect type of duplex flat, a complete home on each floor. Note how artistically we have provided for a front porch for the upper flat. We challenge you to beat this home anywhere both in beauty of design and perfection of layout. If you are a landlord at present, one look at the floor plans will convince you that this is the arrangement that your renters want.

If you contemplate building this house for a home and a source of income, the rent from one floor will pay for the entire home in a surprisingly short time.





The Grenadier A

Price	$2170.00
Five percent cash discount $108.50 . . . net price	2061.50
Or $1085.00 with order and $47.47 monthly for 24 months.	
Add for plaster or plaster board	104.00
Add for oak floors and trim first floor living and dining rooms	64.00
Add for clear maple floor first floor kitchen and bath only	9.00
Add for clear maple floors entire first floor	43.50
Add for oak floors and trim second floor entry, front stairs, living and dining rooms	81.50
Add for clear maple floors second floor kitchen and bath only	9.00
Add for clear maple floors entire second floor	43.50
Write for prices on plan "C" 22 x 40	

The Grenadier B

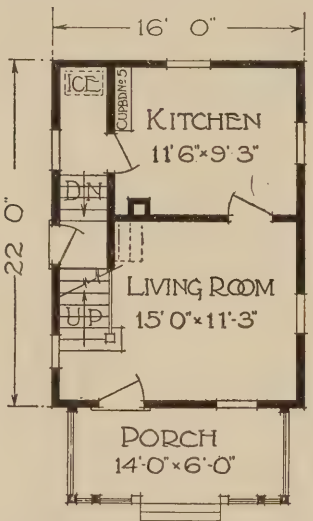
Price	$2451.00
Five percent cash discount $122.55 . . . net price	2328.45
Or $1225.50 with order and $53.62 monthly for 24 months.	
Add for plaster or plaster board	132.00
Add for oak floors and trim first floor living and dining rooms	66.00
Add for clear maple floor first floor kitchen and bath only	8.00
Add for clear maple floors entire first floor	53.50
Add for oak floors and trim second floor entry, front stairs, living and dining rooms	80.00
Add for clear maple floors second floor kitchen and bath only	8.00
Add for clear maple floors entire second floor	53.50
Write for prices on plan "D" 22 x 50	

See specifications page 54

The Superior

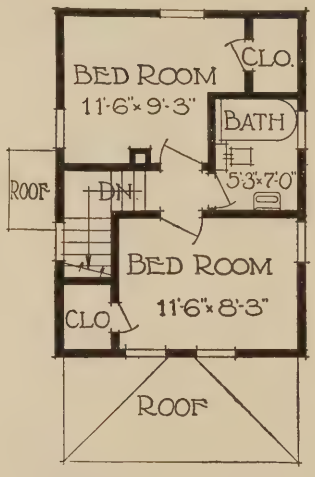
The Ontario

THESE four workingmen's cottages can be furnished with any of the floor plans shown below. The number and location of windows will be governed by the elevations when they differ from the floor plans selected. Opposite sides of houses have the same number and arrangement of windows. The style of porches will correspond to the elevations. Ceiling heights of all cottages first floor 8 feet, second floor 7 feet 6 inches.



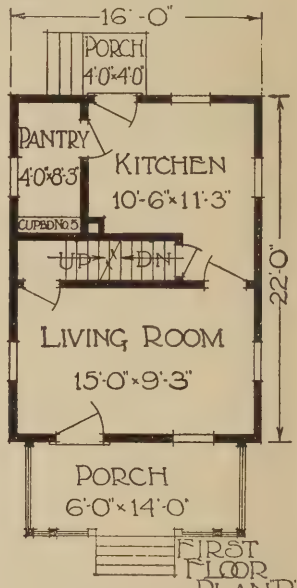
FIRST FLOOR PLAN "A"

Above plan copyrighted 1917



SECOND FLOOR PLAN "A"

Above plan copyrighted 1917



FIRST FLOOR PLAN "B"

Above plan copyrighted 1917

The Superior Plan A

Price	$824.00
Five percent cash discount $41.20, net price	782.80
Add for plaster or plaster board	33.00
Add for oak floors and trim living room and oak stairs to landing	30.50
Add for clear maple floors entire first floor	14.50
Add for clear maple floors entire second floor	14.75
Add for clear maple floor kitchen, refrigerator room and bath only	8.50

The Michigan Plan A

Price	$851.00
Five percent cash discount $42.55, net price	808.45
Add for plaster or plaster board	31.50
Add for oak floors and trim living room, oak stairs to landing	30.50
Add for clear maple floors entire first floor	14.50
Add for clear maple floors entire second floor	14.75
Add for clear maple floors kitchen, refrigerator room, and bath only	8.50

The Ontario Plan A

Price	$807.00
Five percent cash discount $40.35, net price	766.65
Add for plaster or plaster board	31.50
Add for oak floors and trim living room, oak stairs to landing	30.50
Add for clear maple floors entire first floor	14.50
Add for clear maple floors entire second floor	14.75
Add for clear maple floors kitchen, refrigerator room and bath	8.50

The Erie Plan A

Price	$878.00
Five percent cash discount $43.90, net price	834.10
Add for plaster or plaster board	31.50
Add for oak floors and trim living room, oak stairs to landing	30.50
Add for clear maple floors entire first floor,	14.50
Add for clear maple floors entire second floor	14.75
Add for clear maple floors kitchen, refrigerator room, and bath only	8.50

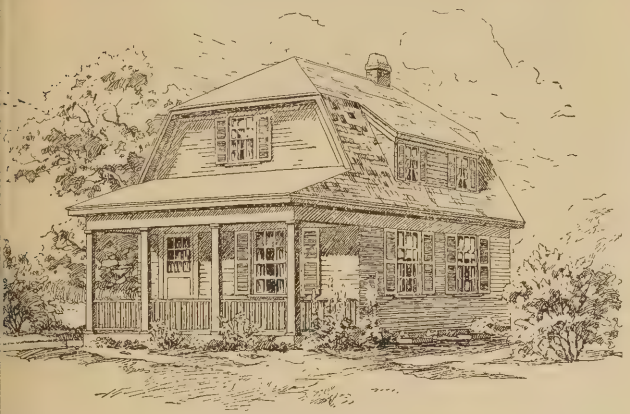
The Superior Plan B

Price	$796.00
Five percent cash discount $39.80, net price	756.20
Add for plaster or plaster board	31.50
Add for oak floors and trim living room	28.50
Add for clear maple floors entire first floor	14.75
Add for clear maple floors entire second floor	14.75
Add for clear maple floors, kitchen and pantry only	6.50

The Michigan Plan B

Price	$847.00
Five percent cash discount $42.35, net price	804.65
Add for plaster or plaster board	30.00
Add for oak floors and trim living room	28.50
Add for clear maple floors entire first floor	14.75
Add for clear maple floors entire second floor	14.75
Add for clear maple floors kitchen and pantry only	6.50

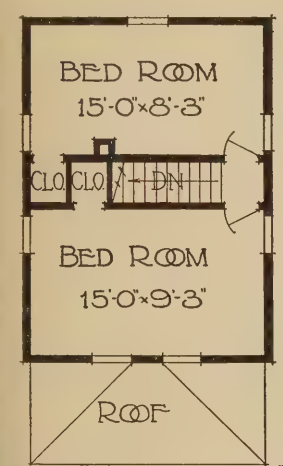
The prices quoted on these pages are for the above houses and are



The Michigan

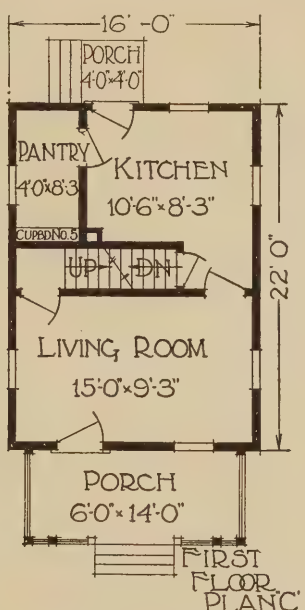
The Erie

These are only a few samples of model homes, designed after careful study, based on expert advice obtained from men who are familiar with industrial housing conditions. Can be used very effectively in group construction, although each one of them is an ideal, individual unit. It will pay you to investigate our workingmen's model homes.



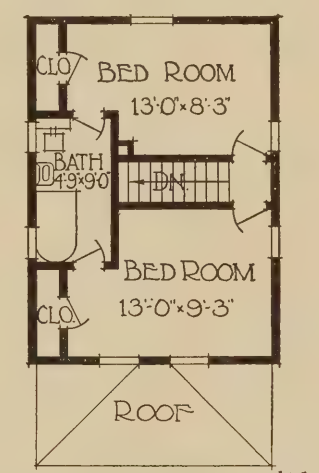
SECOND FLOOR PLAN "B"

Above plan copyrighted 1917



FIRST FLOOR PLAN "C"

Above plan copyrighted 1917



SECOND FLOOR PLAN "C"

Above plan copyrighted 1917

The Ontario Plan B

Price	$788.00
Five percent cash discount $39.40, net price	748.60
Add for plaster or plaster board	30.00
Add for oak floors and trim living room	28.50
Add for clear maple floors entire first floor	14.75
Add for clear maple floors entire second floor	14.75
Add for clear maple floors kitchen and pantry only	6.50

The Erie Plan B

Price	$851.00
Five percent cash discount $42.55, net price	808.45
Add for plaster or plaster board	31.00
Add for oak floors and trim living room	28.50
Add for clear maple floors entire first floor	14.75
Add for clear maple floors entire second floor	14.75
Add for clear maple floors kitchen and pantry only	6.50

The Superior Plan C

Price	$827.00
Five percent cash discount $41.35, net price	785.65
Add for plaster or plaster board	34.00
Add for oak floors and trim living room	28.50
Add for clear maple floors entire first floor	14.75
Add for clear maple floors entire second floor	14.75
Add for clear maple floors kitchen, pantry, and bath only	9.50

The Michigan Plan C

Price	$859.00
Five percent cash discount $42.95, net price	816.05
Add for plaster or plaster board	32.50
Add for oak floors and trim living room	28.50
Add for clear maple floors entire first floor	14.75
Add for clear maple floors entire second floor	14.75
Add for clear maple floors kitchen, pantry, and bath only	9.50

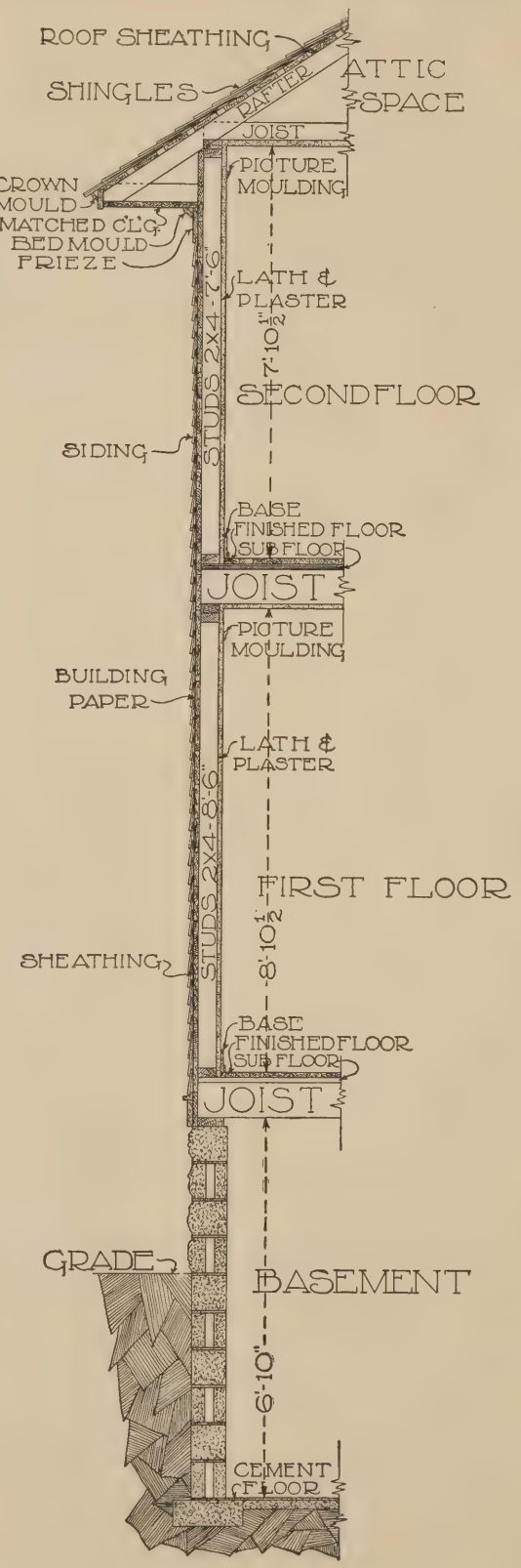
The Ontario Plan C

Price	$820.00
Five percent cash discount $41.00, net price	779.00
Add for plaster or plaster board	32.50
Add for oak floors and trim living room	28.50
Add for clear maple floors entire first floor	14.75
Add for clear maple floors entire second floor	14.75
Add for clear maple floors kitchen, pantry, and bath only	9.50

The Erie Plan C

Price	$882.00
Five percent cash discount $44.10, net price	837.90
Add for plaster or plaster board	32.50
Add for oak floors and trim living room	28.50
Add for clear maple floors entire first floor	14.75
Add for clear maple floors entire second floor	14.75
Add for clear maple floors kitchen, pantry, and bath only	9.50

in accordance with the specifications shown on pages 54 and 55



Specifications of What We Furnish for Sterling System Homes

For the preceding houses only. Any plan can be reversed without extra charge.

Read these specifications carefully and note how completely every detail is taken care of from the basement stairs to the ridge roll.

Basement floor, basement wall, girder piers, chimneys, lime, sand, cement; gravel, brick, and cement blocks are produced in all sections of the country at practically uniform prices. It is impossible for us to save the customer any money on these items, therefore, we do not furnish them. The basement can be started when your order is placed so that the foundation will be ready to receive the house when materials arrive. In all cases, we furnish basement plans without charge. Basement sash and frames are not included. 12 x 16-2 light basement sash and frames will be furnished at $1.40 each.

Basement Stairs Cut to Fit

We furnish basement stairs from basement floor to grade landing of 2-inch stringers and 2-inch treads. Grade landing joists are 2 x 6 with ⅞ x 3¼ face clear Y P floor. Grade stairs from grade landing to first floor have ⅞ x 7¾ risers, ⅞ x 10½ treads and 10-inch strings. Grade entrance has ceiling wainscoting up to first floor.

Girders Cut to Fit

6 x 8 No. 1 hemlock. Built up beams have the grain running in several different directions and for that reason are stronger than a solid beam.

Wall Plates Cut to Fit

2 x 6 No. 1 hemlock.

First Floor Joists Cut to Fit

2 x 6, 2 x 8, and 2 x 10 No. 1 hemlock according to the span. Spaced on 16-inch centers. 1 x 3 bridging each span. Two rows on 14-foot span and over. Double joists under all bearing partitions. Double headers and trimmers.

Porch Joists

2 x 6 No. 1 hemlock spaced on 16-inch centers. Outside joists doubled and double headers through center as required.

Second Floor Joist Cut to Fit

2 x 8 No. 1 hemlock spaced on 16-inch centers with 1 x 3 bridging. Double joist under all bearing partitions. Double headers and trimmers.

Attic Joist Cut to Fit

2 x 6 No. 1 hemlock joist 16-inch on centers are furnished in all houses when attic stairs are shown. 1 x 8 hemlock boards are furnished for all attic floors in homes where attic stairs are shown on plans.

Ceiling Joist and Collar Beams Cut to Fit

2 x 4 No. 1 hemlock 16-inch and 24-inch on centers respectively.

Rafters Cut to Fit

Hip and valley rafters of main roof 2 x 6. Common rafters 2 x 4 and 2 x 6 according to span (No. 1 hemlock).

Studding Cut to Fit

2 x 4 No. 1 hemlock spaced 16-inch on centers. We furnish single plates at bottom and double plates at top of all partitions and walls. 6-inch partitions for soil pipes in kitchen and bath as required.

Wall Sheathing Cut to Fit

1 x 8 hemlock square edged. Dressed one side. Gable sheathing is mitered to proper pitch.

Door and Window Headers and Trimmers Cut to Fit

Double 2 x 4, 2 x 6, or 2 x 8 hemlock on edge, size according to width of opening.

Building Paper

Special heavy weight Sterling Building Paper for all outside walls and between sub-floors and finished floors. Enough building paper is furnished to lap half, giving two thicknesses, insuring a warm home.

Sub-Flooring Cut to Fit

1 x 8 hemlock dressed one side for first floor and second floor.

Roof Boards

1 x 6 hemlock dressed one side. Spaced about 2 inches apart to give ventilation for shingles. Where roof boards meet at hip or valley they are cut to proper mitre.

Roof Shingles

Michigan Extra Star A Star white cedar shingles 5 to 2 are furnished when shipped from our Michigan Mills. Lay 4½ inches to the weather. Shingle stain for roof shingles will be included for a slight additional charge.

Finished Flooring Cut to Fit

⅞ x 3¼ face clear yellow pine.

Porch Flooring Cut to Fit

⅞ x 3¼ face clear yellow pine.

Porch Ceiling Cut to Fit

½ x 3¼ face dressed, matched, and beaded clear yellow pine.

Cornice Soffit Cut to Fit

½ x 3¼ face dressed and matched ceiling, yellow pine.

Outside Finish Left Long to Allow for Fitting

⅞ cypress is furnished for corner boards, frieze, water table, facia, bed moulding, crown moulding, porch finish, etc. as shown.

Door Frames and Window Frames Cut to Fit

Door frames cut to fit and gained out ready to nail together. White pine or cypress, W. P. pulley stiles. See pages 59 and 60. 1⅜ rebated oak jams and sills for all outside door frames.

Inside Door and Window Trim: 3 Member Head

Clear Y. P. casings ¾ x 4½. H. casings ⅞ x 4½. Cap 1⅛ x 1¾ O. G. with ends returned. Fillet ½ x 1⅛. Stool 1⅛ x 3½. Apron ⅞ x 3½ (See page 59).

Base, Picture Moulding, Chair Rail, Etc.

Shipped in lin. feet to be fitted on the job. Base ⅝ x 6 and ⅝ x 8 round top edge. Shoe ¾ x ⅞ round edge. Picture moulding ⅞ x 1¾. Chair rail and hook strips ⅝ x 3. All clear yellow pine.

Siding

Clear 6-inch Redwood is furnished with a large percentage of long lengths to be laid 4½ inches to the weather.

10-inch Redwood siding is furnished where wide siding is shown.

Stair Horses Cut to Fit

2 x 10 hemlock for all stairs. Sawed out to the proper rise and run. To be used before finished stairs are installed and to receive lath and plaster on under side.

Stairs Cut to Fit

Newels assembled complete and housed out to receive string boards. Stair string ⅞ x 10½ housed out to receive treads and risers.

Stair wedges furnished. Risers ⅞ x 7¼ dressed. Treads ⅞ x 10½ nosed 1 edge and dressed. Nosing for landing and second floor ⅞ x 4½. Hand rail 1¾ x 3¾ rabbeted to receive balusters and fillet. Foot rail for top of double string boards. 1⅛ x 3¾ rebated to receive balusters and fillet. Balusters ⅞ x ⅞. A 2 x 4 partition is furnished up the rake of all open stairs. See page 57 for photographs, etc. All material clear yellow pine.

Attic Stairs Cut to Fit (Furnished When Shown on Plans)

Boxed ⅞ rises and treads. String boards and rough horses furnished.

Grounds

⅝ x ¾ grounds furnished for plaster guides for interior finish.

Nailing Strips

1 x 6 and 1 x 3 nailing strips for the convenience of the lathers furnished wherever necessary at angles and on top of plates.

Lath

Best grade 32-inch and 48-inch hemlock lath are furnished for all houses unless plaster board is ordered.

Stucco Houses

Heavy building paper and heavy gauge metal lath and staples and special door and window frames with wide jams and rebated casings will be furnished in place of siding for stucco work without extra charge.

Shingles or Siding

We will furnish shingles in place of siding if desired. Order will be filled as shown on cut of house unless otherwise specified.

Shelter for Storing Material

In case you have no available place to store finishing materials, we will provide a 12 x 16 shelter with each house order at an extra charge of $30.00.

Porch Rail, Cypress

Is furnished as shown in photographs and plans.

Porch Columns

Assembled complete as shown of good grade of cypress or some equally good wood for painting. Flower boxes and trellises are furnished where shown.

Windows and Sash

Are assembled complete and glazed with D. S. A. clear glass. All windows are check rail sash made to work on pulleys with counter weights. See page 59. Some homes have casement sash as shown in photo and plans.

Doors

See page 60.

All front doors are furnished as shown in photo. Rear doors for kitchen and grade 1⅜ inches thick. All doors are fir stiles and rails and fir panels. "Two Panel" doors are furnished unless you specify five panel doors for interior.

Cupboards

We furnish kitchen cupboards as noted on floor plans assembled complete with doors, drawers, shelves, flour bins, etc., as shown on page 58. All clear Y. P. Hardware is furnished but not put on cupboards.

Linen Closets

Linen closets are furnished when shown on plans with a chest of three drawers with shelves above. All clear yellow pine.

Buffets, Colonnades, etc. When Shown on Plans

Are of clear Y.P. with leaded glass or bevel plate mirrors or both as shown. These fixtures are assembled complete and crated and are all ready to set in place. Hardware is furnished. See page 58.

Cedar Lined Closet

All closets marked cedar lined have a ceiling wainscoting and cap of red cedar, two feet high on all walls. This closet is for storing woolens and firs and insures them against the ravages of moths and insects.

Corner Beads

Corner beads are furnished to protect the plaster at all exposed corners.

Base Knobs

Door bumpers are furnished. They are screwed into the base or floor and stop the door knob from denting the plaster.

Glass

All small lights of glass clear single strength American glass. Large lights clear double strength American.

Hardware

See page 60.

Hardware of standard make is furnished. Door locks and hinges, sash lifts and locks, weights, pulleys, and sash cord. Cupboard hardware, nails, spikes, and screws. Coat hooks for all closets. Base knobs, enough nails and shelf hardware are furnished to complete the job.

Tin Work

We furnish all valley tin, hip shingles, flashing and galvanized iron ridge roll, but no down spouts or gutters.

Outside Paint

Ready mixed Sterling paint of finest quality, prepared exclusively for us by one of the foremost paint manufacturers in the country is furnished for all outside work, two coats. Special Sterling porch floor paint is furnished for all porches. Putty, shellac, linseed oil, etc. are furnished as required. Send for color card.

Shingle Stain

Where shingles are used for exterior walls in place of siding, Sterling Shingle Stain is furnished for two brush coats.

Floor Varnish

Sterling floor varnish (2 coats) is furnished for all yellow pine floors. All floors are intended to be finished in the natural color. Extra Sterling stain will be figured for all floors upon application. Sterling filler is furnished for all oak floors.

Stain and Varnish for Interior Trim

For all doors, windows, door and window trim, base, picture moulding, chair rail, stairs, colonnades, buffets, etc., two coats of varnish are furnished or one coat of stain can be substituted for one coat of varnish.

Plans

Our plans are all drawn to one-half inch scale. The number of sheets necessary depends on the size of the house. Sheet No. 1 shows the foundation plan. Sheet No. 2 shows the wall plates. Sheet No. 3 shows the first floor joists, giving the length of each piece and showing the spacing. The sub-flooring is also shown on this sheet. Sheet No. 4 shows the finished flooring and the bottom plates for all end partitions. The balance of the sheets follow in order in which you will erect your home. Studding and wall sheathing for the front, rear right, and left wall are all shown separately.

The rafter plan and roof sheathing plan follow, showing the location and size of each piece. Then we have the details, such as cornice section, interior trim, porch detail, fireplace details, door and window details, etc. Everything is made perfectly plain and simple and as soon as you see a set of plans you will realize how simple and natural it is to build by the Sterling System.

Bills of Material and Erection Instructions

A complete bill of material and erection instructions accompany each shipment.

Fire Protection

In most of the building codes of large cities where they have a building commissioner, they call for fire stops in the walls by cutting headers or pieces between the studding at the bottom of second story joists or at the top, as the case may be.

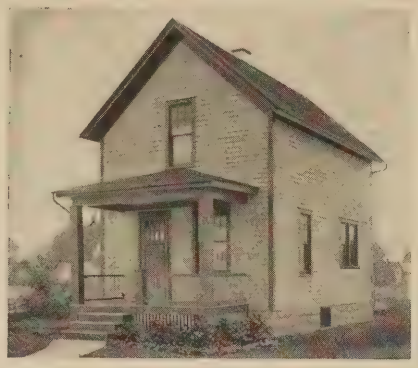
We go a step further by building our one and two story houses in separate heights and running continuous plates at the top and bottom of the studding, both stories, thereby making a solid or air-tight pocket not only fire proof, but vermin proof, in-so-far as a frame house can be. If you will take the same care in erecting your home that we do in selecting and cutting material, you will have a house which will not only last your lifetime but through the lives of many generations.

The Sterling Shopping Book

In accordance with our Sterling Economy Plan, we will supply you with this Book of Home Furnishings. There's everything in it from furniture and baby carriages to heating systems and electric light fixtures. If you're interested, send for the book and learn what a wonderful saving you can make by having your furniture and household accessories shipped to you direct from the factory where they're made.

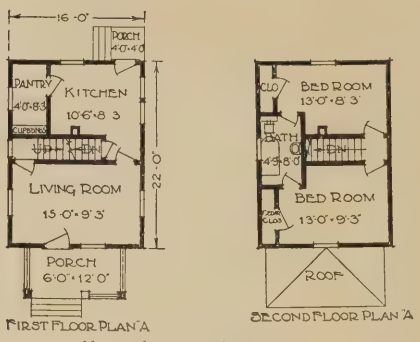
We can't go into details, but we can mention a few of the furnishings that are included: Heating apparatus (hot air, hot water, and steam), modern open plumbing all cut to fit, lighting fixtures, fireplace fittings, refrigerators, complete sets of furniture, stoves, vacuum cleaners, and dishes.

We are at your service. The book is absolutely free. Don't delay. Write today for "The Sterling Shopping Book."



The Huron

SIMPLICITY is the keynote of the Huron; and with simplicity goes comfort. You seldom find a house like the Huron, combining as it does these two great fundamentals of a modest home.



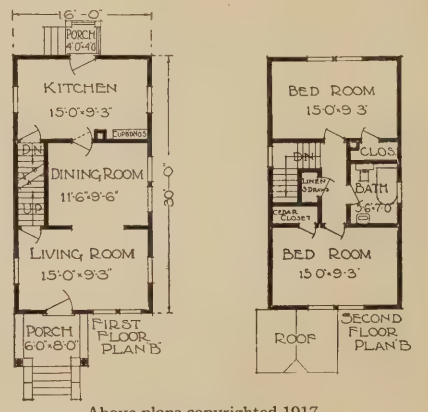
Above plans copyrighted 1917

The Huron

Price	$792.00
Five percent cash discount $39.60 . . . . . net price	752.40
Or $396.00 with order and $17.33 monthly for 24 months.	
Add for plaster or plaster board	25.60
Add for oak floors and trim living room	29.00

The Albany

LOOK at the contrast in this house. There you have true distinction and a novelty that will always be agreeable and handsome. The Albany is a house that is really smart. It's a home that appears "up and a-coming," chock full of style and built to meet the needs of an American family.



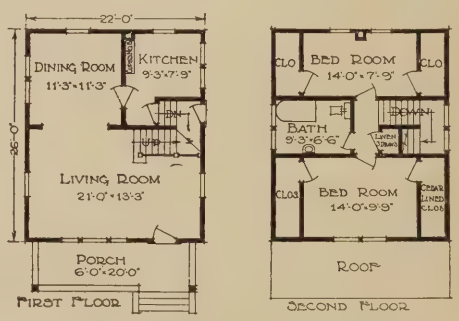
Above plans copyrighted 1917

The Albany

Price	$994.00
Five percent cash discount $49.70 . . . . . net price	944.30
Or $497.00 with order and $21.75 monthly for 24 months.	
Add for plaster or plaster board	44.80
Add for oak floors and trim living and dining rooms	43.00

The Hartford

A BIG house on a small scale! That's what the Hartford is; for in it you have all the advantages of arrangement, convenience, and storage space that a larger residence offers.



The Hartford

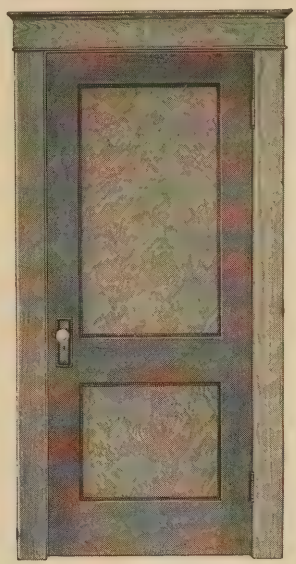
Price	$1190.00
Five percent cash discount $59.50 . . . . . net price	1130.50
Or $595.00 with order and $26.04 monthly for 24 months.	
Add for plaster or plaster board	52.80
Add for oak floors and trim living and dining rooms and stairs to and including landing	57.60

See specifications page 54

Send for special book on Summer Cottages, Small Houses, and Narrow Lot Houses

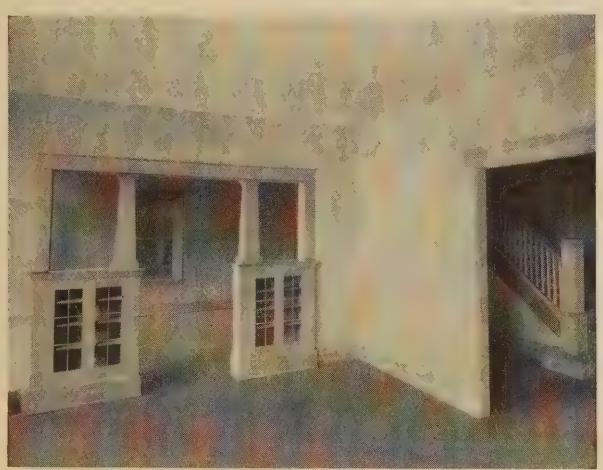
Double Hung Window and Trim

Here we have a typical Sterling window with its well-proportioned interior trim. The head and side casings, like the stool and apron, are of regular width, made from carefully selected stock. Each sash is counter balanced by iron weights, making the windows raise and lower very easily.



Two Panel Door and Trim

All Sterling doors are constructed in a workman-like manner of the best materials available. Joints are perfect and these doors are built to stand hard service. Note how the wide casings continue down to the floor, eliminating the "dirt-catching" plinth block so often found in other houses. This type of door will make your home very attractive, and noticeably distinctive from your neighbor's.



Interior Woodwork

This illustration shows an interior view of a Sterling Home complete and ready for occupancy. The carpenters and painters have just left and the house has been turned over to the owner to install the necessary furniture, rugs, pictures, etc. to make it a home. This illustration, in a small way gives a suggestion of the perfect harmony of design that exists in all Sterling interiors.

The Worthington Colonnade unites the living room and serves as a convenient bookcase. The staircase and the interior trim, all simple in line and clean-cut and fresh in their appearance, add to that attractiveness and charm that really makes a home livable and homelike. Sterling trim comes up to a high standard in dimensions and quality. We have spent much time and thought upon the design of trim and fixtures and we are sure that you will be fully satisfied with this important detail of your home.

Sterling Stairs

Sterling stairs are constructed on artistic and mechanical lines. The newel post is assembled complete. The string boards are gained out to receive the treads and risers. The hand and foot rails are rebated out to receive the balusters. The starting tread and risers are built up complete. Three 2 x 10 horses support the stairs and form temporary stairs for use while plastering. Above all, these stairs are easy to climb. The rise is only 7¼ inches and the treads are 10½ inches wide.

Kitchen Cupboard No. 4, 4 feet x 3 feet
Price $7.50 net

Kitchen Cupboard No. 5, 4 feet x 7 feet
Price $19.50 net

Kitchen Cupboard No. 6, 6 feet x 7 feet
Price $26.00 net

Sterling Cupboard

ALL Sterling Houses are provided with a yellow pine Sterling Kitchen Cupboard, as noted on the floor plans. Cupboard No. 4 is provided with three shelves and has two doors with clear glass panels. Cupboard No. 5 has shelves, glazed doors above, a work table below, with three drawers and a paneled door. The work table is 17½ inches wide.

Cupboard No. 6 has three glazed doors above and a work table below. The work table is provided with a chest of three drawers, a flour bin and a paneled door to enclose storage space. All that is necessary is to set the cupboard against the wall, nail it in place, apply the hardware, and varnish it.

Richelieu Colonnade

The Richelieu Colonnade is made of selected materials and fits in between the living and dining rooms or between living room and hall. All assembled complete:

8 feet x 6 feet 8 inches complete with trim, yellow pine $16.00, oak $18.00

Linen Closet

This convenient linen closet has three deep drawers below and three shelves above. We furnish this cabinet, wherever it is marked on the plans, all assembled complete and crated. Extra linen closets in yellow pine will be furnished for $9.00 extra.

Worthington Colonnade

The Worthington Colonnade with its tapered square columns and leaded glass bookcases below is a worthy asset to any home. We furnish this arch in two sizes, complete with jambs and trim.

8 feet x 6 feet 8 inches x 5¼ inches jambs yellow pine $49.00, oak $53.00

10 feet x 6 feet 8 inches x 7¼ inches jambs yellow pine $54.00, oak 58.00

Windemere Buffet

The Windemere buffet with leaded glass doors, bevel plate mirror, shelves and drawers is 6 feet 6 inches wide, 1 foot 8 inches deep, and 7 feet high. Ample drawer space for silver and linen is provided.

Complete in yellow pine $68.00, oak . . $72.50

Wardrobe

This Wardrobe case with two paneled doors and a large drawer is furnished wherever marked on floor plans. Extra wardrobes, complete and well crated, will be included with your order in yellow pine for $16.00 extra.

Meadow-Moor Buffet

Meadow-Moor buffet is 6 feet 6 inches long, 1 foot 8 inches deep, and 7 feet high. Leaded glass doors, drawers, shelves, and bevel plate mirrors are included. A sliding panel in the center provides a convenient passage to a kitchen cupboard or shelf on the kitchen side of the partition.

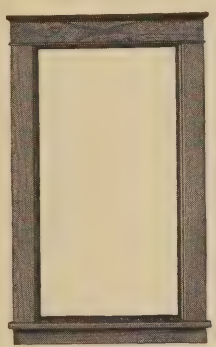
Complete in yellow pine $62.00, oak . . $67.50

Note above prices do not include kitchen cupboard.

Sterling Double Hung Windows

WE furnish Sterling windows in several designs and sizes. Windows of the same design as shown in the cut of house are shipped with house orders, unless otherwise specified. The above windows are furnished in standard sizes. All Sterling windows are assembled complete and glazed. We use the best grade of Western pine. The stiles are mortised out to receive the tenons on the top and bottom and meeting rails. The sashes are pinned at each joint with two pins, after which they are oiled.

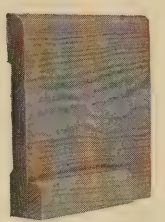
The glass is sprigged and puttied in by expert glazers. Only the best grade of putty is used and it will last a lifetime without replacing. Our windows are made in our own factory by expert mechanics, assembled complete, glazed and crated for shipment.



Inside Window Trim

Cap 1⅛ x 1¾ O. G.
Head and side casing 13/16 x 4⅜.
Stool 1⅛ x 3½.
Apron 13/16 x 3½.

The side casings, stool, and apron have edges slightly rounded. All members are cut to exact length and finished except side casings which are left one inch long to allow for fitting. Each side of window trim is bundled complete and wrapped in paper with the glass sizes marked on it.



Sterling Base and Shoe

Sanitary base and shoe is furnished in two sizes, 6 inches and 8 inches. The 6-inch base is furnished for all second floors and the first floors of all small bungalows. The 8-inch base is furnished for all rooms on the first floor of two-story houses and in the more expensive bungalows.

Outside Window Frame

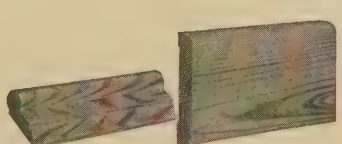
Cap 1⅛ x 1¼ W. P. or cypress.
H. and side casing ⅞ x 4⅜ W. P. or cypress.
Stops ⅞ x 1½ W. P. or cypress.
Sill 1⅝ x 7⅜ W. P. or cypress.
Part. Stop ½ x ⅞ W. P. or cypress.

Pulley Stiles ⅞ x 4½ bored to receive pulleys which are furnished with each frame.

All window frames are shipped "knocked down," bundled and marked with the glass size.

Picture Moulding

Sterling picture moulding ⅞ x 1¾ is furnished for all rooms except the kitchen, closets, and the bath.



Picture Moulding Chair Rail

Sterling Chair Rail

Chair rail or hook strips ⅝ x 3 are furnished for all Sterling bathrooms and for all Sterling closets. It is of a sanitary design, neat and very easy to keep clean.

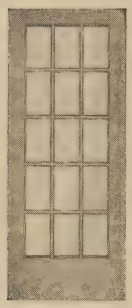
1 Panel, 8 Light Door

This Sterling front door is built of selected materials. The panel has a figured grain. The upper panels are glazed with S. S. A. clear glass. Furnished in two sizes: 2 feet 8 inches x 6 feet 8 inches x 1¾ inches and 3 feet x 6 feet 8 inches x 1¾ inches. Beveled plate glass extra, price upon application.

¾ Glass Door

This ¾ Glass Door is rigidly constructed of the best grade of Sterling materials. The top and bottom rails are mortised and tenoned into the stiles in a secure and workmanlike manner. D. S. A. clear glass is furnished. This door comes in two sizes, 2 feet 8 inches x 6 feet 8 inches x 1¾ inches and 3 feet x 6 feet 8 inches x 1¾ inches.

Price on bevel plate glass will be quoted extra upon application.



15 Light French Door

Here is a French door that can be used either for an outside or an inside door. Glass is S. S. A.

Sizes 2 feet 8 inches x 6 feet 8 inches x 1¾ inches and 3 feet x 6 feet 8 inches x 1¾ inches. Prices on bevel plate glass will be quoted extra upon application.

3 Cross Panel, 1 Light Door

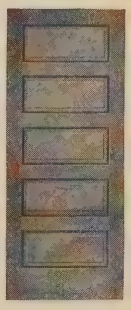
This is our typical grade entrance and rear door, strongly constructed to stand hard usage and weather. The panels are ⅞-inch thick, raised and of clear fir. The stiles and rails are 1⅜ inches thick of fir, D. S. A. glass is furnished for the top panel.

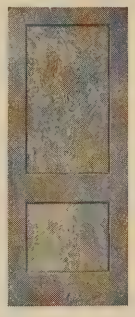
Sizes 2 feet 8 inches x 6 feet 8 inches x 1⅜ inches and 2 feet 4 inches x 6 feet 8 inches x 1⅜ inches.

5 Cross Panel Inside Door

The 5 Cross Panel Door has been used for years and has proven satisfactory to customers who like a door of this particular style. This door will be furnished for any home without additional charge. However, we will ship the 2 panel door shown on the right with all regular orders unless you specify this 5 cross panel type.

We handle this door simply for the convenience of our customers desiring this type but we recommend the 2 panel door as more up-to-date and in keeping with the present day tendencies.





2 Panel Inside Door

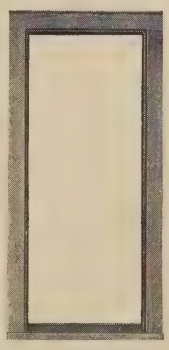
Beautiful 2 panel Sterling doors are furnished for interior of all Sterling Homes. We furnish this door regularly but the 5 cross panel door at the left will be furnished without extra charge, if you specify it in your order.

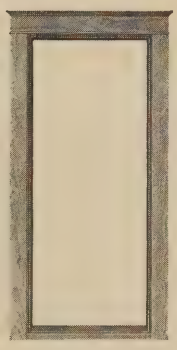
This door is furnished in standard sizes, 2 feet x 6 feet 8 inches x 1⅜ inches, 2 feet 4 inches x 6 feet 8 inches x 1⅜ inches, 2 feet 6 inches x 6 feet 8 inches x 1⅜ inches and 2 feet 8 inches x 6 feet 8 inches x 1⅜ inches.

The stiles and rails are clear, beautifully grained fir and the panels are 3-ply fir veneer. All inside doors are mortised out to receive locks.

Outside Door Frame

All Sterling outside door frames are made of white pine or cypress with oak sill. The jambs are 1⅜ inches thick and rebated to receive the door. Side and head casings are ⅞ inch x 4½ inches. Cap moulding 1⅛ inches x 1¾ inches. Sills 1¾ inches x 7½ inches. All members are milled out to proper sizes. The frames are shipped knocked down, bundled, and marked with door size. Special frames with wide jambs and rebated side casings will be furnished for stucco houses.





Inside Door Frames

We take pride in offering you this beautiful and practical interior door trim. It is clean cut, efficient and sanitary. All materials are clear yellow pine sanded. The heads have both ends returned to proper length ready to nail in place. The side casings are left 1 inch long for fitting. The jambs are dadoed to proper size. The head jamb is cut to size and the side jamb is left 1 inch long at the bottom for fitting. Side jambs are beveled back $\frac{1}{16}$ of an inch to insure a good joint with the casing.

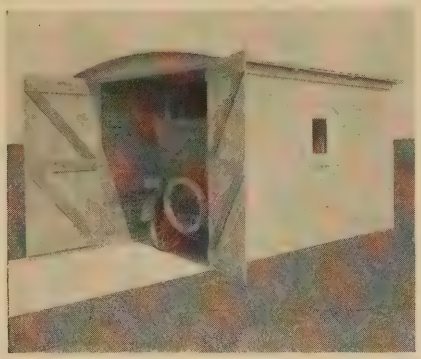
O. G. Cap 1⅛ x 1¾ inches.
H. Casing $\frac{13}{16}$ x 4½ inches.
Fillet ½ x ⅞ inch half round 1 edge.
Side Casings $\frac{13}{16}$ x 4⅜ inches edges rounded.
Jambs $\frac{13}{16}$ x 5¼ inches.
Stops ⅜ x 1⅜ inches round 1 edge.

A

B

C

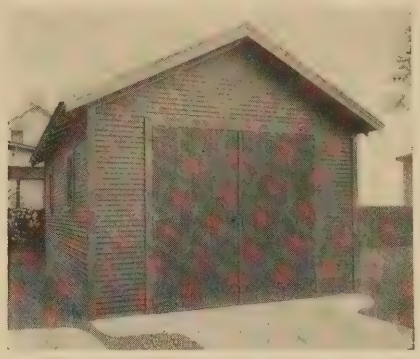
The customer may have his choice of any of the above designs of hardware. Be sure to state in your order which type you desire.



Bellevue Garage

We designed this garage to afford a perfect shelter for an automobile at the lowest possible cost. The garage is serviceable and most desirable and can be erected in a few hours. All you need is a hammer and a paint brush, we furnish everything else. Prepared roofing is included.

Net Price	
8 x 14	$53.50
8 x 16	57.50
8 x 18	62.50
8 x 20	65.75
10 x 14	65.00
10 x 16	68.50
10 x 18	72.00
10 x 20	77.00
10 x 22	86.50



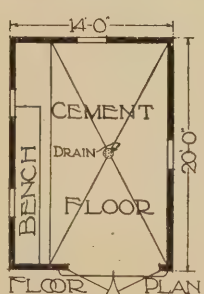
Wenonah Garage

The Wenonah also meets the demand for an inexpensive garage. Note the distinctive gable roof. The garage presents a fine appearance and is easily constructed. We ship it to you complete at a profit sharing price.

Net Price	
8 x 14	$68.50
8 x 16	75.75
8 x 18	83.00
8 x 20	90.00
10 x 14	81.00
10 x 16	90.50
10 x 18	98.75
10 x 20	107.75
12 x 16	109.00
12 x 18	120.25
12 x 20	131.50

La Salle Garage

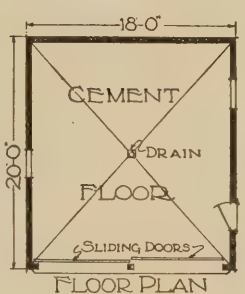
The hipped roof garage presents a pleasing appearance. It gives you every advantage, plenty of light and ventilation, room for a work bench at the side, storage space for tires, and above all a low initial cost.



Net Price	
12 x 16	$137.00
12 x 18	149.00
12 x 20	161.00
14 x 16	147.50
14 x 18	160.00
14 x 20	171.50
16 x 16	168.50
16 x 18	184.00
16 x 20	198.00

Vanderbilt Garage

The Vanderbilt was designed to accommodate two cars. The sliding doors roll past each other, allowing either half to be opened. A small door is provided at the side. Stability, convenience, perfect light and ventilation, make this garage all that can be desired and at a price that is surprisingly low.



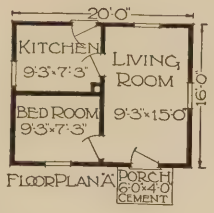
Net Price	
18 x 18	$217.92
18 x 20	232.75
18 x 22	247.00
18 x 24	262.50
20 x 20	253.75
20 x 22	271.25
20 x 24	289.00

Specifications

The Bellevue garage has 2 x 4 bottom and top plate; 2 x 4 studding under each rafter; 1 x 6 drop siding; ceiling doors with battens; 2 x 8 and 2 x 10 rafters cut on circle; 1 x 6 D. & M. roof sheathing.

The Wenonah, La Salle, and Vanderbilt have 2 x 4 bottom plates; double top plates; 2 x 4 studs and rafters placed on 2 feet centers; 1 x 6 drop siding; 1 x 6 Hemlock roof boards, shingles, glazed doors, sash, and frames all assembled complete as shown.

All garages have hardware, track and hangers, and paint included. All materials are cut-to-fit. All floors are to be cement furnished by owner.



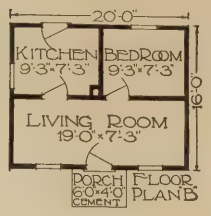
The Heather A

Price	$266.00
Five percent cash discount $13.30 net price	252.70
Or $133.00 with order and $5.82 monthly for 24 months.	
Add for plaster	12.50

See specifications below

The Heather

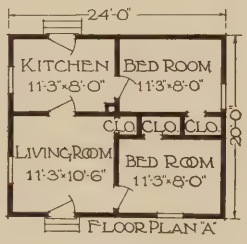
The Heather is a cozy cottage. It has been chosen by many because it is *so* neat and trim, and, at the same time, a marvel of durability. If you want a small home you'll find the Heather real "comfy" and light and easy to keep warm and clean. What's more, the Heather offers a big saving in the cost of building.



The Heather B

Price	$266.00
Five percent cash discount $13.30 net price	252.70
Or $133.00 with order and $5.82 monthly for 24 months.	
Add for plaster	12.50

See specifications below



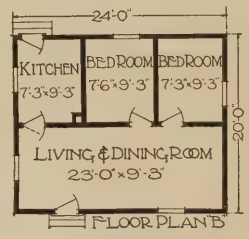
The Martindale A

Price	$337.00
Five percent cash discount $16.85 net price	320.15
Or $168.50 with order and $7.38 monthly for 24 months.	
Add for plaster	17.00

See specifications below

The Martindale

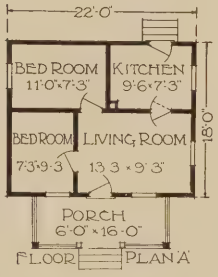
In the opinion of experts, the Martindale is the lowest-priced, highest-grade, four room house in existence. It's solid and it's durable. It's made of A-1 materials and planned for comfort, health, and happiness. Let us write you in detail about this perfect cottage.



The Martindale B

Price	$337.00
Five percent cash discount $16.85 net price	320.15
Or $168.50 with order and $7.38 monthly for 24 months.	
Add for plaster	17.00

See specifications below



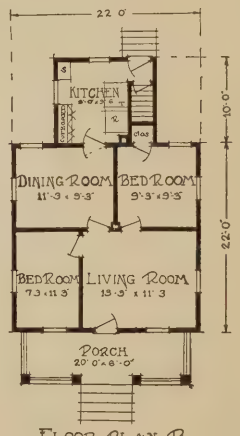
The Gladken A

Price	$420.00
Five percent cash discount $21.00 net price	399.00
Or $210.00 with order and $9.19 monthly for 24 months.	
Add for plaster	15.00

See specifications below

The Gladken

Testimonials prove the merit of the Gladken. Contented home builders who have saved money and are living in real enjoyment of their cottage pronounce the Gladken a wonder-worker. You want to buy where your dollars bring you the most. Then, write for details about the Gladken and we will gladly disclose the merits of this convenient home.



The Gladken B

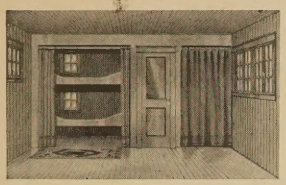
Price	$587.00
Five percent cash discount $29.35 net price	557.65
Or $293.50 with order and $12.84 monthly for 24 months.	
Add for plaster	23.00

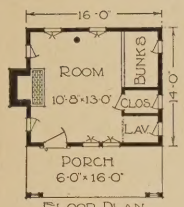
See specifications below

Specifications—Heather, Martindale, and Gladken

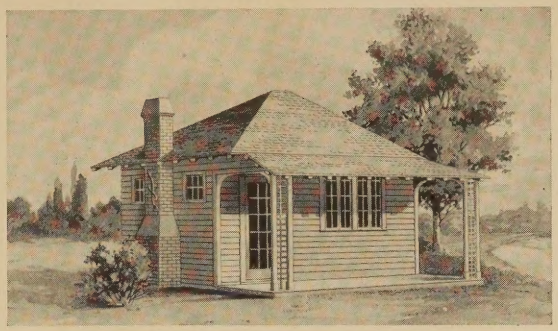
Sills, 6 x 6 hemlock; 2 x 6 joist, 24 inches on centers, hemlock; 1 x 8 subfloor, hemlock; building paper between floors; 1 x 4 finished floor, yellow pine; 2 x 4 bottom plate, hemlock; double 2 x 4 top plate, hemlock; 48-inch lath, hemlock; ceiling height, 7 feet 6 inches, 2 x 4 studs, 2 feet on centers, hemlock; 2 x 4 ceiling joist, 2 feet on centers, hemlock; 2 x 4 rafters, 2 feet on centers, hemlock; 1 x 6 roof boards; Extra Star A Star white cedar shingles, 5 inches to the weather; 1 x 6 drop siding, yellow pine; window frames white pine (no weights or pulleys); sash 1⅜ W. P. glazed; inside doors 1⅜, 5X panel, fir; outside doors 1¾, 3X panel, 1 light, fir; 6-inch base and shoe, yellow pine; 4¼-inch door and window casings with three-member head; yellow pine front and rear steps and cornice materials white pine or cypress; paint, varnish, nails, hardware, etc. Lath are included at above prices.

Send for special book on Summer Cottages, Small Houses and Narrow Lot Houses





1ST FLOOR PLAN.

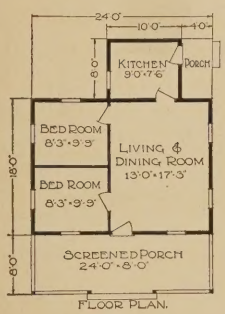


The Vista

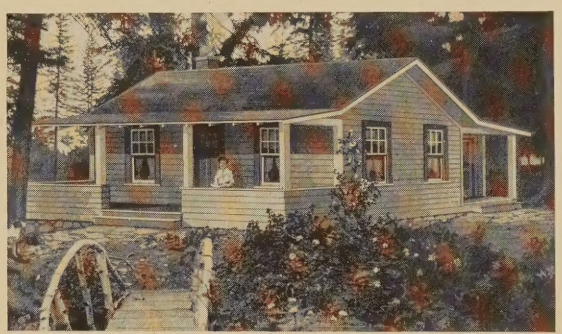
Net price	$261.00
Extra for ½ x 3¼ inch Y. P. ceiling for all inside walls and ceiling	40.75

Specifications:
4 x 6 sills
2 x 6 joists 16 inches on centers
1 x 4 yellow pine floor D & M
Drop siding 1 x 6
2 x 4 studs and rafters 2 feet on centers
2 x 4 wall plates
1 x 6 roof boards
Shingles
Materials furnished for built-in bunks and partition
All windows casement
2 panel door to closet

CAN you imagine a more unique, attractive little summer home than the Vista? With its latticed windows and the broad side chimney, it combines simplicity and style. This cottage is just the thing for week-end excursions. It is an ideal place to spend a few days. There is room enough to take care of all the necessities and comforts of a vacation without the responsibility and care of more room than you actually need. With the aid of a helper you can erect this cottage in two or three days.



1ST FLOOR PLAN.



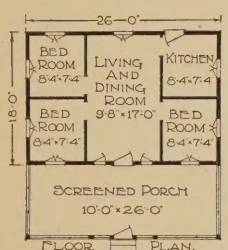
The Wildwood

Price	$480.00
Five percent cash discount $24.00 . . . . . net price	456.00

The above prices include all interior partitions of yellow pine ceiling.
Extra
If you wish the complete interior ceiled up we will furnish ½ x 3¼-inch Y. P. ceiling for the inside of all walls and to cover the ceiling for $73.50

See specifications below

A SIMPLE, compact, convenient summer home built for health and comfort. Set in attractive surroundings, it is an altogether delightful place for the family vacation. The screened front porch, twenty-four feet long, is a jolly place to spend hours of contentment. The design and construction are of typical Sterling System quality, and nothing will be found wanting to make this summer home complete in every detail.



1ST FLOOR PLAN.

The Lakeview

Price	$512.00
Five percent cash discount $25.60 . . . . . net price	486.40

The above prices include all interior partitions of yellow pine ceiling.
Extra
If you wish the complete interior ceiled up we will furnish ½ x 3¼-inch Y. P. ceiling for the inside of all walls and to cover the ceiling for $77.25

See specifications below

HEALTH and comfort and pleasure are yours on the shore of a placid inland lake! There is every reason why you should own your cottage and spend your summer at the lake in a summer HOME that you will love. Ask us for detailed information about this Lakeview cottage—we think you will find it entirely satisfactory in every detail. Please note that the front porch—screened—is ten feet wide and twenty-six feet long. Plenty of room for everybody. Three bedrooms, a big living room, and a convenient kitchen—This Sterling summer home will surely please you.

Specifications

All summer cottages have floor joists of proper size, spaced on 2-foot centers; ⅞ x 3¼ face yellow pine flooring; 2 x 4 wall plate; 2 x 4 studs on 24-inch centers; double 2 x 4 top plate; drop siding. Doors and sash assembled complete and glazed as shown. Frames of white pine shipped "knocked down;" 2 x 4 hemlock rafters on 2-foot centers; 1 x 6 and 1 x 8 roof board; shingles and prepared roofing as shown. Interior partitions of yellow pine ceiling; screens for all front porches furnished where shown. All materials are cut-to-fit. Plenty of paint and hardware are included with each cottage.

Send for special book on Summer Cottages, Small Houses and Narrow Lot Houses

What is Your Answer?

IF you have read this book carefully, you now know what the Sterling System is. You know that it is an efficient and economical way of preparing the material for a home. If you buy a Sterling System Home you get exactly what you would get if you had the most skillful carpenter build your house in the old way except that you cut out the expense of wasted material and wasted time which is inseparable from the old way of house building. Then, too, you get a house in which the parts have been cut to exactness by machines. You do not have to take the chances on the mistakes of a carpenter, who largely judges things by eye, and who, like other human beings, is prone to make mistakes.

It does not require deep reasoning, nor does it require much figuring to see that a Sterling System Home will save you money. You must pay for every hour of a man's time who works on the building of your home. You must pay for all of the material, no matter how much of it may be wasted. It is all figured in your cost. By the Sterling System, you pay only for what is actually used. The price quoted in this book, buys the house all ready to erect just as represented. There are no extras to come in afterward in the shape of spoiled lumber or wasted time. We guarantee positively to give you everything exactly according to our specifications and we furnish full directions with blue print details showing the exact number of pieces and the location of each.

That's the way you make a saving. Then you must also consider the style and arrangement of your home. Every Sterling Home is the work of architects who have had years of experience in utilizing space to the best advantage. You are not asked to pay for extra material to provide for storage rooms, closets, etc. It is an art to design a house to take care of these features without unnecessary use of material. You can see how every inch of space has been utilized, if you will examine the plans of any of the houses shown in this book.

Now, what are you going to decide about your new home? We have told you the whole story of the Sterling System. We believe that we have conclusively proved that this is the most economical way to build a home. We believe that you cannot find a collection of homes anywhere which are more desirable from the standpoint of designs. What is your answer? Will you take the chances of paying out extra money and build by the old handsaw method, or will you send for a Sterling Home and eliminate all of that waste, knowing to the very penny, what all the material ready to erect, will cost you.

We will leave you to answer that question for yourself. We believe that there **is** only one answer.

All prices subject to change without notice. Orders accepted contingent upon fires, strikes, lockouts, delays of carriers and conditions beyond our control. Previous prices and catalogs issued by this company are hereby cancelled with the issue of this 1917 book.

INTERNATIONAL MILL & TIMBER CO.

Bay City, Michigan

Rogers & Company, Chicago and New York

Mr. Frank A. Bourne, a member of the American Institute of Architects, has been employed as consulting architect for the International Mill & Timber Company. Mr. Bourne investigated our system thoroughly and has written us the following letter:

FRANK A. BOURNE
Architect
70 KILBY STREET
BOSTON

Nov. 13, 1916.

International Mill & Timber Co.,

Bay City, Mich.

Gentlemen:

The last week in October I spent, at your request, in going over the whole subject of small houses, watching your system from the log through the saw mill, drying yards, planing and finishing mills, through the cutting rooms and into the cars loaded at your shipping platforms.

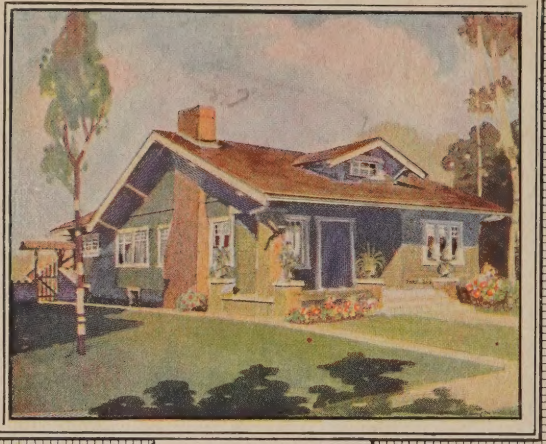
Then I spent considerable time in your drafting department where the detail of the houses you send out is given more attention than is usual in many architects' offices. I am sure you are doing everything you can devise to fill the demands for small homes.

In regard to any suggestion that might be made by architects or others for changes in design or general development of the character of the houses, I feel confident, from personal acquaintance with the officials of your Company, that you are ready to do everything that can be done to carry out the best designs that can be procured. I am sure that you would be ready to correspond with any architect who might find that your system is the only one by which he could suggest a solution for the demand for small houses at a price that might be required of him.

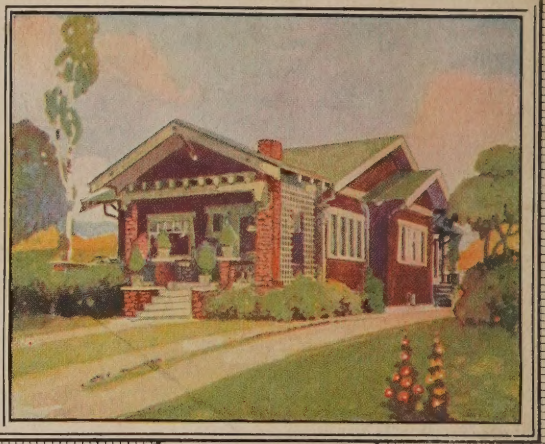
I was particularly pleased to hear the idea expressed of providing minimum cost homes for many people who had made small savings and, also, from one of the officials of your Company, the determination to see that these houses are so well designed and the materials furnished so good, both in character and workmanship, that they will be as good fifty years from now as on the day they are built.

Very truly yours,

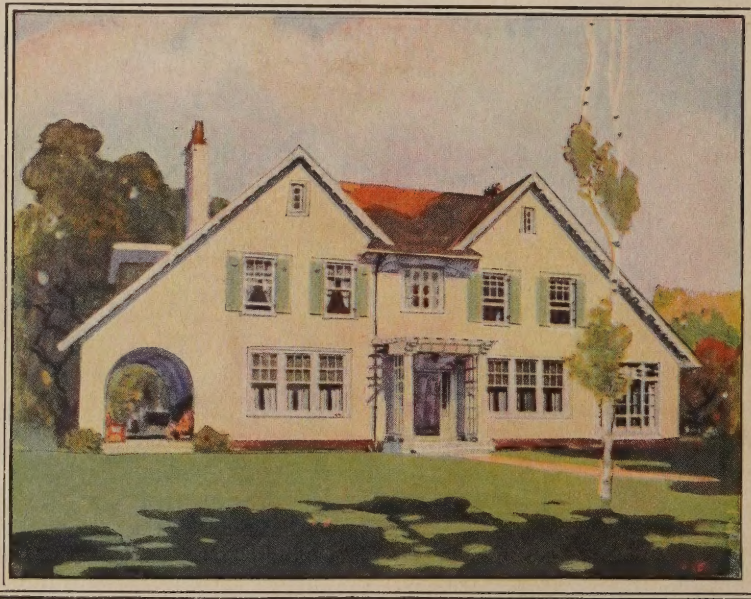
Frank A. Bourne



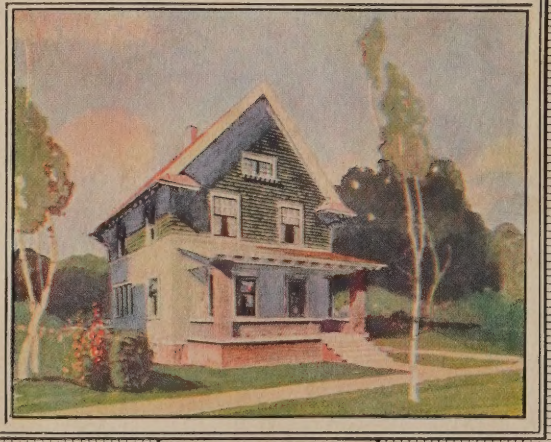
CLASSIC, PAGE 32



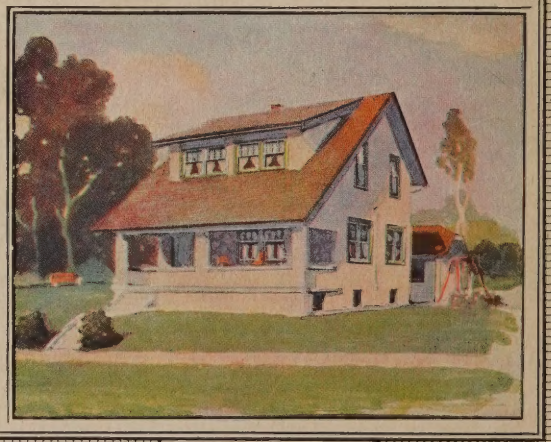
ELBERTA, PAGE 35



MILAN



HARTWELL, PAGE 28



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